

JONES COUNTY, IOWA

COMPREHENSIVE

LAND USE

PLAN

UPDATE

2022

Adopted X/X, 2022

ACKNOWLEDGEMENTS

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JONES COUNTY, IOWA

Entire County with Townships
Date: 5/24/2022

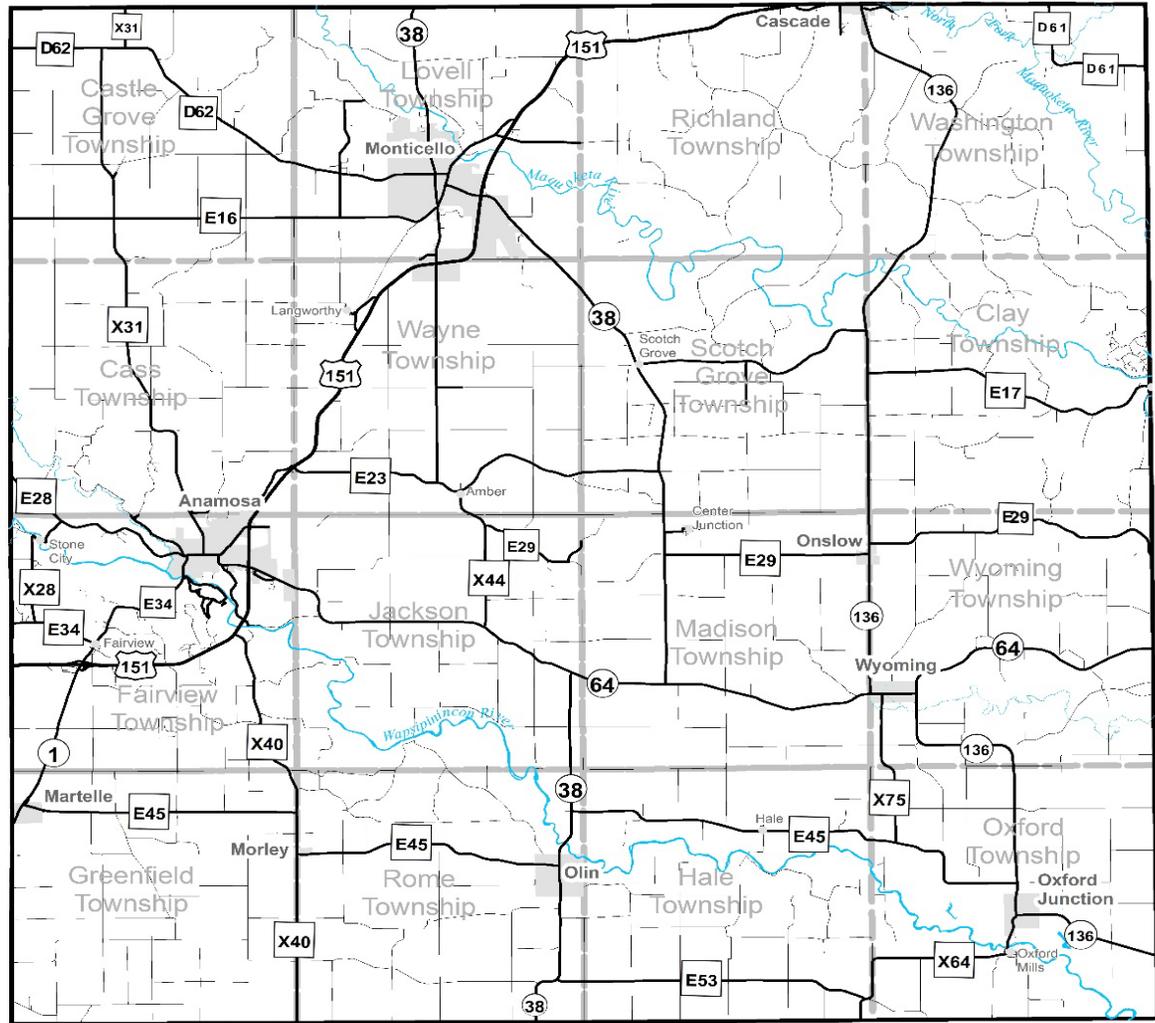
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LEGEND

- Unincorporated Towns
- Incorporated Cities
- Paved Roads
- Gravel Roads
- Rivers
- Township Boundary
- County Boundary

0 9,500 19,000 38,000 Feet



JONES COUNTY, IOWA

EXECUTIVE SUMMARY

“Humans create cities and cities make humans - these are two sides of the same coin. The reason our cities grow and endure, even when faced with calamities, is because most of us are naturally drawn to participation, collaboration, and competition.” Fareed Zakaria, “Ten Lessons of a Post Pandemic World,” 2021

Twenty-five years ago, in 1997, Jones County drafted its first formal Comprehensive Plan, Land Use Plan and Official Map. In 2007, the Jones COUNTY Zoning Ordinance was adopted based on experiences implementing the Comprehensive Plan. In 2012, the Plan was updated once again with a focus on the Iowa Smart Plan requirements. This is the 10-year anniversary of the 2012 Comprehensive Plan. Things have changed, and with the influences of the COVID-19 pandemic, a derecho - an inland hurricane – in the southern portion of Jones County in 2020 and other factors, much of Jones County has been destabilized, especially in the medical, mental health, education, and work sectors. Most recently, the war in Ukraine has added to the destabilization. Technology is accelerating change exponentially in every sector.

This is an addendum to the 2012 Plan with a deep focus on change, influencers, future land use planning and administration. Comprehensive Plans are dynamic documents designed to guide growth and development. This is a logical extension of the preceding efforts. This report is not a rezoning effort, but rather it is a land use planning guide. This report only examines the land within the unincorporated portion of Jones County.

Since the 1950’s, Jones County’s growth has remained relatively flat at an average of 20,145 people, varying by just over 500 people. This is relatively consistent with the State of Iowa over the same period. Most of the region’s growth has been in urban and suburban areas like what we see in Cedar Rapids with Marion and the southwest Cedar Rapids areas. Dubuque and its northwestern sector have shown growth as have Iowa City and Coralville.

Can Jones County become a growth area?

If so, how could that take shape?

Will our leaders be willing to take the risks commensurate with a growth scenario?

Where would this growth take place?

What events would trigger a growth scenario?

Jones County is well positioned into the future between Cedar Rapids and Dubuque for food production and processing, energy production - especially clean energy, preparation for extreme climate events, and availability to abundant fresh water.

This generation will implement the plan, but the next twenty years will be driven by leadership that is just beginning to have influences on the future. Their expectations and demands will shape the future.

The focus of this Plan is to examine current zoning, study the suitability and developability with the current zones and refining the uses and designations to service Jones County in the future.

The constraints to development were listed and utilizing Jones County's GIS mapping system we can assign areas that range in capability from very good to poor. Two of the largest constraints identified are the Five-Hundred-Year flood plains and areas of steep slopes exceeding 10%. Soil limitations in our predominantly karst soils as assigned in the USDA/ Soil Conservation Report for Jones County. The Corn Suitability Ratings (CSR) were identified. And of course, the existing uses were identified and examined for development patterns. Together these factors create the existing conditions from which we can overlay planning maps.

From here, each area was examined at this new level of detail, which prior efforts did not have available, and concept plans were presented.

Some of the key findings include:

- About 25,000 acres of land zoned outside our cities is predominately within the Residential Zoning District.
- We should focus on preserving and protecting current active agriculture and try to locate new development close to existing urban development.
- We support returning about 5,000 acres, 20% of zoned land, to the Agricultural Zoning District within the Future Land Use Map.
- 2,400 acres of 500-Year Flood Plains were identified and excluded from future development. Of note, is the 500-Year Flood designation which in past practice has been limited to the 100-Year Flood designation due to recent extreme climate event recurrences, we should err on the conservative side of safety.
- There are currently about 500 acres of Commercial and Industrial Districts, mostly isolated from one another.
- There are about 400 acres designated as quarry or extraction sites.
- There are about 550 acres designated as Public.
- About 3,200 acres of land are designated for Level 1 – Mixed Use development around Anamosa, Cascade and Monticello. We identified areas near Fairview and Langworthy that should be studied further for potential Commercial-Industrial development.
- It is noted that the areas around Martelle, Morley, Olin, Onslow, Oxford Junction and Wyoming were examined and offer only minimal areas for potential development.
- Areas are noted in the text that may be considered for annexation to the Cities where public utilities could be utilized.
- A Housing Needs Assessment Study should be performed in the future, focusing on demand and diversity.

Finally, all of this is being done in the late stages of a worldwide Coronavirus Pandemic, and our communities are still recovering from another devastating weather event, the 2020 Derecho, high inflation forces and a war in Ukraine. These events will bias our views as we look ahead as compared to prior planning efforts due to the instability of the economy and workforce, we expect near term growth to be stifled until these conditions recover. And ultimately, future development will be driven by the private sector and market demand for housing and commerce.

I. REVIEW PROCESS

“In the end, it’s all about the land.”

“We have to look to the past, if there’s going to be a future worth living,” CENTENNIAL, James Michner (1976)

The original Jones County Comprehensive Plan was adopted in 1997. The Zoning Ordinances and Official Map were adopted in 2007. Five years later, in 2012, a Comprehensive Plan was prepared that addressed the Iowa Smart Plan requirements. This is a 10-year review and update of the 2012 effort. This is the role of the Planning and Zoning Commission - to periodically review and make recommendations on land use policy to the Board of Supervisors.

Ideally, 2022 would have been an appropriate time for a review with the availability of the 2020 Decennial US Census data. But due to the COVID-19 pandemic, the 2020 Census data was delayed and accuracy of the results, particularly the demographic breakdowns, are questionable.

The Planning and Zoning Commission used data available to examine the facts and reality of Jones County’s demographics and proceeded based on the factors that will influence land use, with an eye towards long term, generational policies. The Planning & Zoning Commission began with a series of exercises to gather the data. The first step was to examine what had occurred over the past 10 years from 2012 to 2021. Jones County faced the sale and move of J&P Cycles, the COVID-19 pandemic, derecho, the beginnings of recovery, and polarized politics. The Commission completed a detailed review of the Official Zoning Map, utilizing detailed Global Information System (GIS). The Commission did a deep dive into what factors were soon going to influence development and land use management in Jones County. Certainly, technology will be a dominating influence on agri-tech, bio-tech, pandemic and derecho recovery, economic development, education for resilience, changing skills demands, consumer demands, broadband and internet development, supply chain recovery, clean energy development, electric vehicles, extreme climate events, coastal migration and other factors will influence our future. In collaboration with Jones County Economic Development, Eastern Iowa Council of Government’s ECI Envisioning Project, the Commission came to understand that the Upper Midwest is well positioned in the future economy; there is an abundant supply of food and food processing, there are abundant and diverse energy resources and there is proximity to abundant fresh water. Jones County is well positioned in proximity to the economic and employment centers of Cedar Rapids, Dubuque, Iowa City and the Quad Cities.

From the introspective exam, we moved to articulate an updated Vision Statement, revised goals and objectives and developed future land use plans.

II. INFORMATION

“In the next 20 years, in a networked society, we are going to have changed much more than in the past 100 years,” **Mukesh Ambani, Reliance, India 2020**

A. POPULATION

Population, growth or decline, is a significant metric in developing a comprehensive plan. The 2012 population trends projected a modest 2% growth rate over the next 10 years similar to like communities in the region. Actual results were closer to 0%, an increase of about eight people over the past decade. The US Census reported a population of 20,646 in 2020. Excluding the incorporated cities, the unincorporated county population is 8,622 a slight migration from the cities to the unincorporated areas. In 2015, the US Census Bureau projected the Jones County population to be 20,466, a decline of about 180 people (-<1%) in the mid-decade. These interim projections are not determined by survey, but on metrics reflecting the community’s current situation. It was not a noticeable amount, but it set the table for 2020, not an unusual occurrence.

If we look back to 1950, Jones County’s population has been a slight roller coaster. The population average has been 20,145 with a deviation of +/- 520, (19,600 – 20,700). Currently, we are at the high end of that range. One factor we do not think has been addressed is the effect of COVID-19. The Commission checked the 2019 population estimate versus the 2020 actual population, and found the 2020 was just under 99.8% of the estimate.

An important figure is that household occupancy is about 2.37 persons per dwelling unit. The occupancy per dwelling unit rate is down almost 1.0 persons in the last 30 years.

The population continues to age much like the rest of the Iowa and the Country. The younger end of the age cohorts continues to decline. Diversity continues to increase ever so slightly.

INCORPORATED CITIES

	2010	2020	+/-%
Anamosa	5,533	5,450	-1.5
Monticello	3,796	4,040	+6.04
Cascade (part)	392	390	-0.005
Martelle	255	249	-2.41
Morley	115	96	-19.79
Olin	698	651	-7.2
Onslow	197	201	+1.99
Oxford Junction	496	424	-16.89
Wyoming	515	651	+1.53
Center Junction	111	unincorporated	
<i>Sub-total Incorporated</i>	12,108	12,024	
<i>Sub-total Unincorporated</i>	8,530	8,622	
<i>% Unincorporated</i>	41.3%	41.8%	

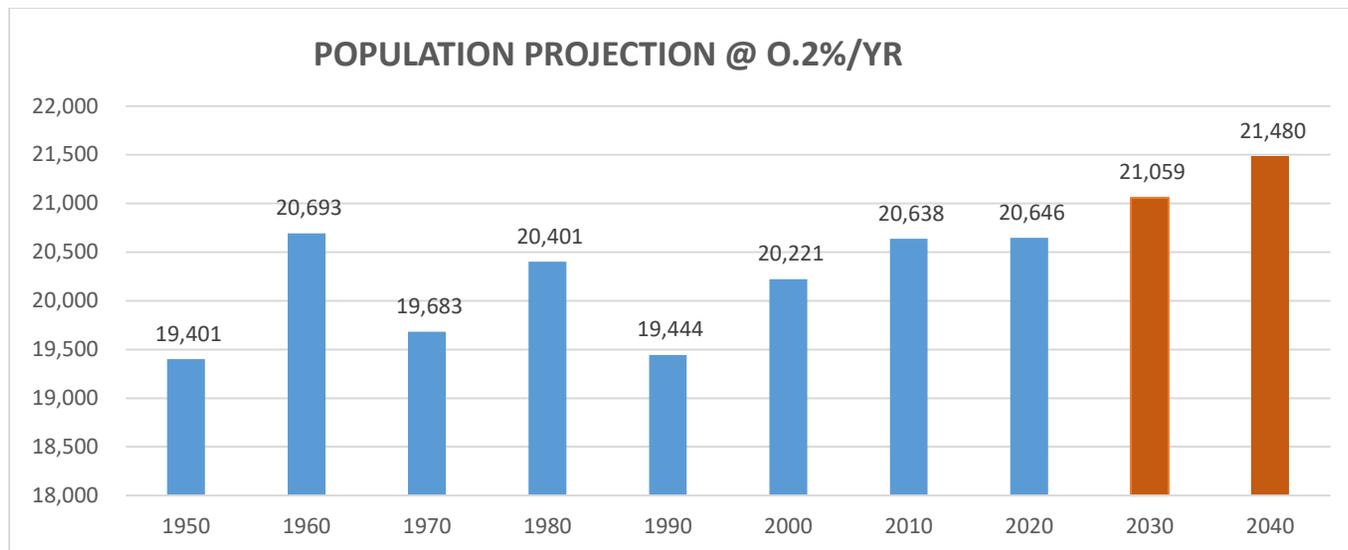
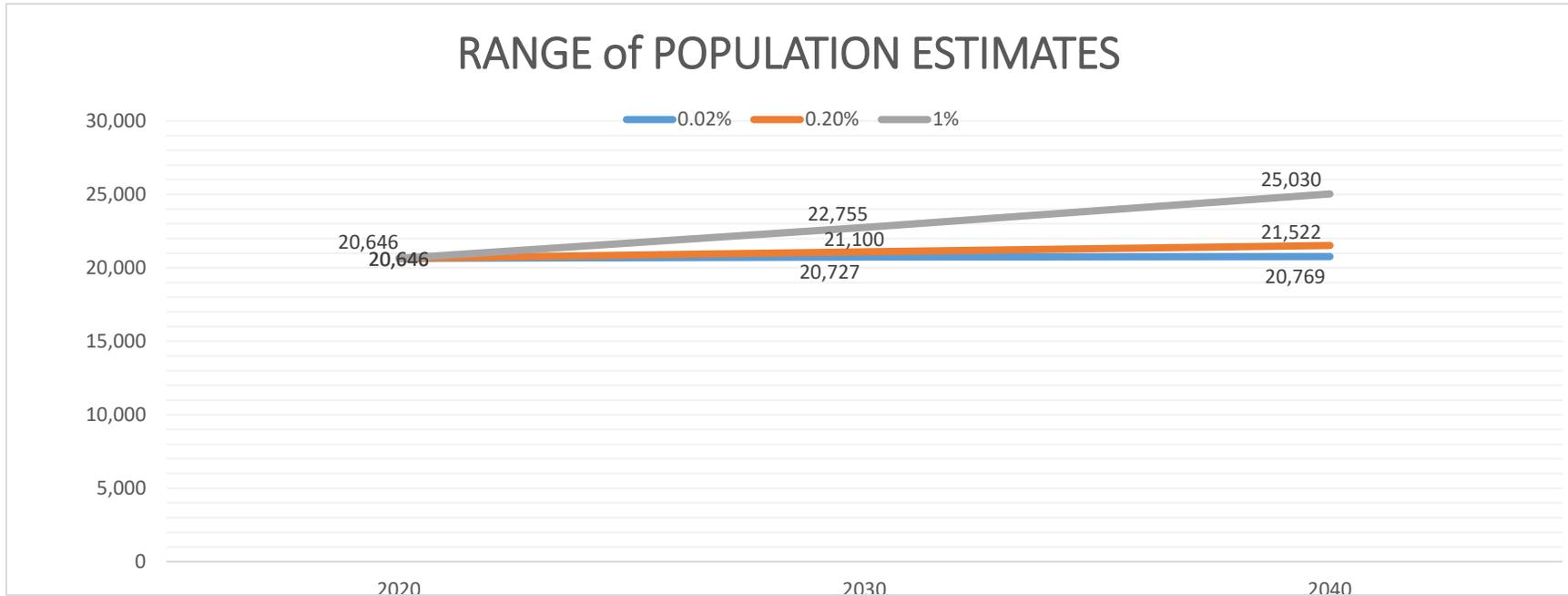


Chart ### - Modest Growth Plan



The population continued its trend toward growing over 65-year-old cohort, an aging population, consistent with the State and Nation. This was a reasonably projected and grew at about 3.8%. Of concern is the under 5-year-old cohort, which continues to decline at a rate of -0.8% per year. This does not bode well for school and workforce futures. Household size continues to decline.

Racial cohorts also continue to change with African American and Latino populations increasing slightly at less than 1%. Given the Census trends, the population trends are unstable and very difficult to predict. Therefore, it would be wise to focus on a potential range of population changes and what the ranges suggest what Jones County should do to prepare for the future. We have chosen to look at 4 alternate scenario forecasts: Declining population, 0.02% growth, 0.2% growth and 1% growth.

SCENARIO PLANNING

Since we have a great degree of uncertainty ahead, the best way to approach land use planning is through scenario plans. We will use a range of potential development trends, from doomsday to explosive growth:

DECLINING POPULATION

Any indication of sustained declining population, especially if it were to be coupled with inflation or market decline, would threaten the fiscal stability of the County as well as the State and Country. Revenues will again need to be balanced with services cuts. Declining school enrollments cause more consolidations and often the loss of capacity when the situation improves.

SLOW GROWTH (0.02% per year)

Sustained slow growth will impact revenue gains while operating costs will continue to grow the funding of services and improvements will be difficult. Schools will right-size accordingly.

MODEST GROWTH (0.2% per year)

Modest growth often is not a straight-line increase but a period of ups and downs with an upward trend line. Revenues keep up with costs. Necessary repairs and replacements keep pace. And growth remains within capacities. Some improvements and upgrades can be made.

ACCELERATING GROWTH (1% per year)

Sustained accelerating growth always presents its own challenges. Whether it is expansion or annexations, infrastructure or services, demands will grow at the same time. It is usually triggered by some major localized event like the arrival of a major new employer, a significant technological development – like the automobile did, a population shift – migration or a boom period – like post WWII. The focus must shift to understanding and capturing the opportunity. In a boom period with high demands, often the private sector is willing to accelerate the capitalization of improvements.

Conclusion: Population will likely increase to a range of between 20,679 to just over 25,000 people by 2040. The most plausible figure would be about 21,500 or about 0.4% per year unless some major developments occur in the next 20 years. The Comprehensive Plan should address a range of possible population growth. At the same time, if the population were to decline more than 500 people from 2020, alarms should ring out for a need to tighten the belt until the population recovers.

B. HOUSING

Housing grew by 87 new units over the last 10 years, yet as recently as 2020 new units jumped up over 18 per year. Owner occupancy grew by 1.2%. There is still a demand for new housing, but that is being stifled by supply chain disruptions and inflation. The median cost of housing was up slightly to \$1,179 per month. Median rent was up about \$50 per month to \$641 per month. Median household income was \$57,549, up about 6%. It is reported that 85% of the population has access to computers. Slightly less have access to broadband technology at 79% in Jones County. Interest in new housing seems to be increasing somewhat driven in part by unusually low mortgage interest rates. At the same time, the COVID-19 pandemic has caused major disruptions in supply chains causing material shortages, and with increasing demand prices have inflated. Recent reports of about 30% increases in housing construction costs have dampened the post pandemic demand.

Replacement and rehabilitated housing have been noticeable in recent years.

Housing diversity in Jones County is unbalanced. Eldercare housing will likely need to increase.

Another post pandemic effect is that mortgage and rent moratoriums are coming to an end. There will likely be an increase in foreclosures, evictions, and zombie homes, those left in a state of abandonment and disrepair. This can lead to destabilization, homelessness, and blight. In recent years, residential development in unincorporated Jones County has been skewed toward large lot, very low-density estate homes, typically in 5 – 10 acres per lot. Tract housing has typically ranged in the 1–2-acre range, still low-density development. Multi-family rental and eldercare housing has been concentrated in the cities with services and utilities. The cities are coming very close to becoming land poor for new development of any significance. The smaller cities and unincorporated villages are mostly built out, with the exceptions of Langworthy and Fairview.

A Housing Assessment Study should be undertaken to better understand the needs and demand for new housing.

Based on the population forecast, we have developed a forecast of new housing units and land requirements:

YEAR	0.02% GROWTH	0.2% GROWTH	1% GROWTH
2030	17	172	862
2040	17	176	948
INCREASE	34	348	1,810

Table ## - Range of Demand for New Housing, in dwelling units

YEAR	0.02%	0.2%	1%
2030	34	345	1,724
2040	34	352	1,896
TOAL ACRES	69	697	3,620

Table ## - Land needed to support New Housing, in gross acres

Conclusion: There is a need for between 34 and 1,800 units of new residential units, and a need of between 70 and 3,600 acres of developable land. In the modest growth projection, 17 dwelling units per year would be the average. Pre-pandemic, unincorporated County registered an average of 18 new units, so that rate seems to be reasonable. There are about 25,000 acres of land zoned Residential in Jones County. At the low end, between the cities, available subdivisions, infill and open lots, there will be easy absorption. The high end is plausible but not probable within the 20-year plan time horizon. If growth were to trend in that direction, there will be a need for infrastructure expansion. That should occur near the cities and villages (with available water and sewer systems) by expansion or annexation. Inflation and interest rates are rising due to the disruption.

C. ECONOMIC DEVELOPMENT

The Jones County Laborshed Analysis is based on activity in Monticello. It is a very detailed report of the labor force and factors that influence employment.

Currently, the number one factor affecting employment is the COVID-19 pandemic and recovery. The pandemic has resulted in:

- Layoffs
- Terminations
- Business closings – hybrid workplaces
- School closings – hybrid schooling
- Childcare - closings
- Food Service and hospitality job reductions
- Gig economy – special event and temporary positions - collapse
- Broken supply chains

Recovery from the pandemic must be a high priority over the next several years. Both State and Federal governments are looking at stimulating the economy with job creating legislation and funding. This will only work if interest rates remain very low. Inflationary forces are affecting the economy and recovery. Stock markets have fallen precipitously. Technology, oil, and pharmaceuticals are driving the markets.

D. EMPLOYMENT

Unemployment: 7.2%, (2016) 6.4% (2019), 4.2% (2020), 3% (2022)

Labor force participation: 62% (2022)

Employment:	<u>2019</u>
<u>Gains</u>	
Manufacturing	+ 5%
Construction	+ 4%
<u>Losses</u>	
Wholesale/Retail	-11%
Healthcare/Social services	- 5%
Finance	- 4%
Transportation	- 4%
Out commuters	+13%
Average Wage	+\$7.00 per hour
Average Salary	+\$2,000 per year

During May 2022 inflation spiked to 9.2% per year. That is an unacceptable level of inflation and is hampering pandemic stabilization.

What will be the likely forces soon affecting employment?

- Job changes >25% workforce change employment
- Worker safety (pandemic protections)
- Workplace configuration (Remote mode, Air filtration, Space modifications)
- Workflow innovation
- Supply chain recovery and security
- Technology
- Pandemic recovery
- On-line sales (eCommerce) competition
- Home delivery systems (Amazon, et al.)

Also, from a Jones County Economic Development survey of current businesses they accumulated a list of challenges:

1. Pandemic Recovery
2. Supply Chain Issues – temporary due to shutdowns
3. Workforce Issues – worker mobility
4. Business Growth
5. Business Visibility/Marketing
6. Space Concern/Expansion
7. Infrastructure
8. Derecho – major climate events becoming annual
9. Decrease Online Sales
10. Daycare/Childcare - availability

SaveOur.Towns, also, reports the top five challenges ranked by rural small businesses were:

1. Can't find good employees
2. Online competition
3. Tried later hours without success – childcare mitigation?
4. Marketing isn't working
5. Need to sell my business

Conclusion: Economic development is going to be the leading driver of business stabilization, growth, and diversification of Jones County after the COVID-19 pandemic and derecho destabilized the workplaces. The near term is going to be dominated by the recovery of the destabilized workforce, workplace renovations, supply chain recoveries, online retail competition, community and school resilience, and cultural program recovery.

E. TRAVEL & TRANSPORTATION

The highway, arterial and secondary road network in Jones County is a very important and necessary component and asset. Capital improvements are reviewed annually and managed under a Five-Year Plan by the County Engineer, Secondary Roads Department, and the Board of Supervisors.

The current Five-Year Plan includes:

FY 2023

County Rd E-34 from 230 th to the Anamosa City limits resurfacing	\$1,750,000
Buffalo Rd - small creek bridge replacement	\$ 750,000

FY 2024

County Rd from Cedar County to Massillon Rd - PCC overlay	\$4,000,000
Landis Rd over the Wapsipinicon - PPCB bridge replacement	\$2,650,000
200 Ave over small creek - RCB Box Culvert replacement	\$ 350,000

FY 2025

215 th Ave from 70 th to Hwy 151 - grading project	\$ 500,000
County Rd E-28 to Anamosa limits - PCC paving	\$2,000,000

FY 2026

County Rd X-64 over Wapsipinicon River - PPCB bridge replacement	\$3,500,000
Circle Dr from Hwy 151 to E-23 PCC - paving project	\$1,500,000

FY 2027

County Rd X-31 from Anamosa city limits to Old Cass Rd	\$2,500,000
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New road construction in developments is privately constructed, operated, and maintained by the developers.

There are four major trafficways that serve as the backbone of the transportation system:

- US Highway 151, a 4-lane divided limited access arterial between Cedar Rapids through Dubuque to Madison, Wisconsin and beyond.
- Iowa Highway 38,
- Iowa Highway 64
- Iowa Highway 1 – County E-34.

Several other hard paved roads carry the next tier of traffic. Yet, the rest of the network is the “workhorse” network for the agricultural area to move equipment, supplies, animals, grain, and a multitude of products to market in the agricultural areas.

There was a significant increase of traffic along Highway 151 from 2009 to 2017, ranging from 8,000 Average Trips per Day (ADT) to 15,700 ADT, and we anticipate that has increased even more from 2017 to now. Of note, is an increase in traffic on Highway 151 from 11% to 59% between County Rd X-40 and Hwy 64 at Anamosa. Reviewing some of that circulation recognizes substantial passthrough of traffic to other parts of the region.

There are several intersections, all along Highway 151 that are significant.

- **Hwy 151 and Old Dubuque Rd** near Anamosa is planned to undergo a significant change to improve the safety of that intersection. This project will open-up acreage to development.
- **Hwy 151 and Hwy 1/County Rd E-34** at Fairview is the busiest interchange in the County and deserves to be examined for Future Land Use potential.
- **Hwy 151 at Hwy 64/3rd St** Anamosa is a major commercial/industrial intersection.
- **Hwy 151 at Hwy 38** is another significant intersection that deserves to be studied in detail. The Monticello Regional Airport is serviced at that intersection, as well as the City of Monticello.
- **Hwy 151 at Old Business 151** to Monticello also deserves closer scrutiny.

Conclusion: Improving, expanding, and maintaining the roadway network in Jones County is a major priority to support businesses and residents. Reconsidering the land use plan around the Old Dubuque Rd – Circle Drive project requires careful consideration and planning. Jones County should encourage development around the major intersections along Hwy 151, while discouraging development of the prime agricultural land along Hwy 151. Fairview, Langworthy and the smaller villages along paved collector roads need a deeper review for development potential, especially where public utilities are available. Restoration of the Stone Bridge near Monticello is seeking funding for restoration and improvement.

F. TECHNOLOGY

Since the Industrial Revolution, technology is inevitably going to be the biggest single influence on growth and development worldwide and certainly in Jones County. There is a quasi-theory called Moore's Theory: "every year computer power doubles." Today, that has enormous implications. Change is inevitable and it is incumbent on us to understand how those forces will affect the future. From a book on the influence of technology on the future: "The Future is *Faster* than You Think," by Peter Diamandis and Steven Kotler (2020), investigates many issues from electric vehicles to flying cars, it examines the intersection of technology and the future. Jones County needs to examine these impacts on land use and lifestyles.

Acceleration of Acceleration: Constant Change

1. Save time
2. Availability of capital
3. Demonization
4. More genius
5. Abundance of communications
6. New business models

One of the outcomes will be migrations due to:

- Economic relocations
- Climate change
- Virtual living

Conclusion: Certainly, the speed of technological will impact the ways in which we live, work and play. Healthcare, biotechnology, and pharmaceuticals will lead the way. Networks, transportation, food processing, robotics and sensors will be important influencers. The most important undoubtedly will be changes in the way we educate as technology upgrades our goods and services. Electric and autonomous vehicles will likely compete with renewable fuels changing our outputs in our rural areas and markets in general. Finally, demand for more leisure activities and opportunities will alter the ways we play.

Changing technology in agriculture will be an area that needs special attention. Larger operations will be able to afford to adapt to newer technologies and experiment with change. How will that impact land use?

G. CONSERVATION, RECREATION AND CULTURAL RESOURCES

Jones County has numerous conservation, recreation, and cultural resource opportunities. The parks are very good and well kept. Central Park recently completed a major improvement project.

The school districts provide several great recreation facilities and programs.

There seems to be a demand for more trails and camping facilities. More local outdoor activities for children are being requested.



JONES COUNTY, IOWA
Wildlife Areas, Parks & Preserves
Date: 5/23/2022

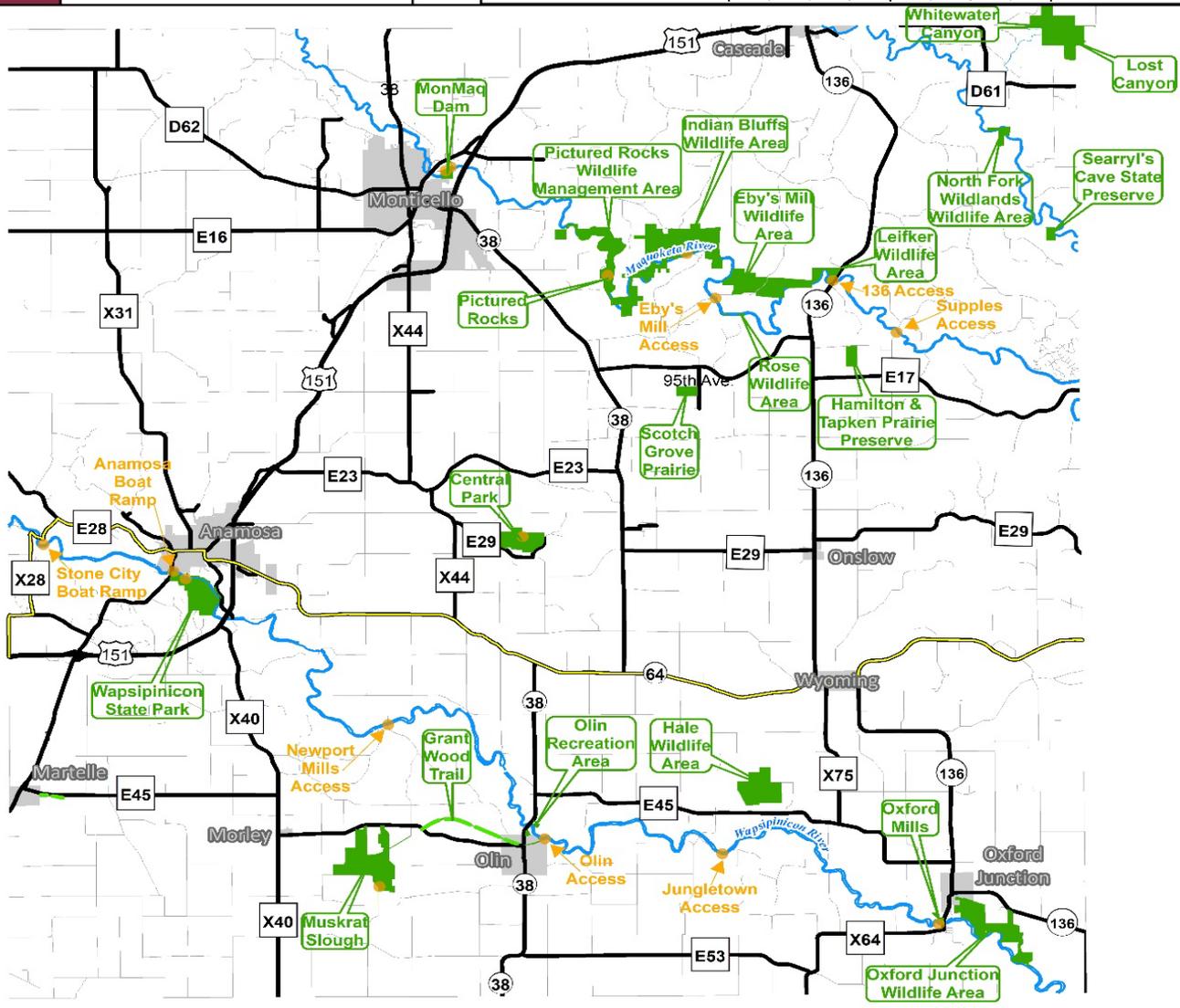
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LEGEND

- Water Access
- Wildlife Areas, Parks and Preserves
- Grant Wood Scenic Byway
- Hard Surface Roads
- Gravel Roads

0 9,500 19,000 38,000 Feet



Jones County Conservation – Parks and Recreation Map

H. AGRICULTURAL

Active agricultural land, pastures, timber, and buffers are the primary use of land in Jones County at 95.5%. Preservation, protection, buffering, agricultural related uses, and other non-agricultural compatible uses need to be examined. Jones County is fortunate to be situated in an area where the soils are some of the best in the world. Protecting the soil, preventing erosion, and avoiding incompatible uses are significant concerns. Another concern facing the agricultural sector is generational change, where traditional family farms are not being passed on to the next generation who are pursuing other careers. Some land is being sold off to other entities often from outside the community for investment purposes or to corporate agricultural interests that include foreign investors.

AGRICULTURAL STATISTICS (2017)

Number of farms	1,170	+5%
Agricultural Land		95.5%
Agricultural sales	\$288Million	
	< \$2,500/year	28%
	>\$50,000/year	47%
	>\$100,000/year	37%
Farm size	10 – 500Acres	66%
	>500 Acres	22%
Family Farms	94%	
Internet Access		80%
Age	>65	33%

ACTIVITY	NUMBER	ACRES(000)	SALES	RANK	
				IOWA	US
CATTLE	67,000		\$ 88,000,000	12	151
HOGS	109,000		\$ 39,000,000	56	151
GRAIN		243	\$155,000,000	42	161

Source: USDA NASS 2017

Conclusion: Agricultural land use dominates all other uses in Jones County. Row crops, particularly corn and beans are clearly the predominate use of land. Planning and programming for agriculture brings many entities together. The elected Jones County Soil and Water Conservation District Commissioners in concert with the USDA – Soil Conservation Service oversee management of the district. They are in the process of updating their Five-Year Plan.

I. LAND USE ADMINISTRATION

Land Use Administration has made significant progress since the 2012 Comprehensive Plan. Several zoning issues have been examined in recent years including signage, definitions, wind energy systems, solar energy systems, quarries, code compliance, case law updates, variance requirements, fees and so forth.

- The Official Zoning Map, with assistance from the County’s GIS Coordinator, was reviewed at a detail level and updated accordingly. That will save unnecessary amendments and variances.
- The Zoning Ordinance was reviewed in detail and updated based primarily on current demands.
- The schedule of fees was updated.
- The Subdivision Ordinance is currently under detailed review.
- Comprehensive Plan is under a 10-year review and update.
- County continues to support participation in the Coalition of County Zoning Officers (COZO) developing peer-to-peer support and guidance statewide. Interactions with our neighboring counties is on-going.
- The County continues to offer and support participation in the Iowa State University Extension and Outreach “Planning and Zoning 101” course offerings.
- Collaboration continues with the Board of Supervisors and affected County departments for coordinated reviews of land use proposals.
- The Planning & Zoning Commission and Board of Adjustment have full membership and participation.
- The Land Use Administrator is still a part-time position shared with other duties in the Auditor’s Office. During Federal and State Election years the Administrator is quite strained to the limits.

J. CONSUMER DEMAND

Along with technology, consumer demand will drive changes in our communities. Most likely to impact land use would be food, vehicles, employment opportunities, housing, entertainment, retail, and culture. There will assuredly be other choices, but these will likely be the ones that will impact land use.

For example, food choices are already affecting farming, food processing, retail, biofuel production and food service industries. Choices like organic produce, antibiotic free, sustainably raised, etc. are growing in demand.

Should electric vehicles dominate the marketplace in this planning horizon, production of ethanol and biofuels may be significantly impacted. Farmers could be forced to seek new markets, capture global market share, or change their choice of agricultural production. A need for access to charging stations would change the current gas-station model and increase the need for home electrical demand from producers or stand-alone solar or wind.

Employment opportunities are coming back post pandemic, but still lagging currently. Choices of employment, wages, in-person or remote, commuting costs, childcare availability and costs will influence development opportunities.

Culture and entertainment opportunities could shift as society becomes more with remote access to high-speed internet, streaming services, gaming, etc.

Housing choices may change as the emerging generations are tending to embrace urban centers, offering walkability and availability of services.

K. PANDEMIC

Late in 2019, a worldwide, highly transmissible viral infection, Sars-CoV-2, COVID-19, spread and killed over 7,000,000 people worldwide. As of this writing, lockdowns have been rolled back, vaccines have been developed and distributed extensively in developed nations and with an emphasis on covering underdeveloped countries, booster shots, hospitalizations and deaths reduced. The world is facing an uptick of break through infections from COVID-19 variants. These variants are more infectious and transmissible. There are likely to be more variants in the future. Vaccine hesitancy in the US is a major problem, and the unvaccinated are the biggest target of the emerging threat. Masking, social distancing, vaccinations, sanitizing and other preventions will likely continue for some time. Vaccinating the underdeveloped areas of the world is a high priority to ending this pandemic. Long haul COVID-19 has created effects that are permanently debilitating patients and creating a need to rethink disability policies. So how does this affect land use and land use management? The ways we live, work and play will all be affected if in only nuanced ways:

Workforce

COVID-19 destabilized employment across the board. The recovery is going slow because many of the lowest paid workers are not returning to their jobs, and many union laborers are striking for improved conditions. Currently, the US is experiencing a unique situation where there is what is being referred to as “The Great Resignation,” where about than 20% of workers are electing to resign and change jobs, careers, or locations. Also,

the pandemic is causing severe burn-out of medical workers and professionals. Women have exited the workforce in large numbers due to a lack of childcare, workers are changing jobs in record numbers, and some workers have improved their wages and are not returning to second and third jobs. “Now Hiring” signs are everywhere. All of this leads to a significant loss of trained and experienced human capital. Employers are already adjusting their business models to adapt, including a ramp up of automation. Workforce participation and unemployment will impact new business development.

Healthcare and Mental Health

Healthcare, mental healthcare, essential workers and first responders were disproportionately stressed-out while fighting the pandemic. The toll on the labor force has been enormous. People are leaving the professions, suffering PTSD, committing suicide and seeking alternative employment at alarming rates. This is creating over strained systems and labor shortages.

Supply chains

Supply chains were severely disrupted during the pandemic lockdowns. The recovery is being slowed by the speed with which supply chains are rebuilt. Inventories are down and demand is up, driving a spike in prices and inflation.

Retail

Brick and mortar retail, malls and downtowns have been severely disrupted by the pandemic. People have found comfort in online retail and the delivery systems have been stressed to meet the demand. New brick and mortar retail will likely not increase significantly. Renewal or replacement facilities will be the likely trend.

Delivery systems

Delivery systems flourished during the pandemic. It offered a way to purchase and receive goods without leaving the house with non-contact delivery. It can only grow with technological development.

Food and entertainment

Two of the most devastated categories were the food and entertainment industries. Indoor dining and entertainment venues were shuttered. Take-out, drive-thru, home delivery and curbside pick-up saved many food service entities, or at least allowed them to limp through the problems. The entertainment industry was relegated to outdoor concerts where weather allowed. Many restaurants are still struggling or closed permanently.

Education systems

The pandemic not only drove “Zoom” electronic meetings but created a new hybrid in education. Childcare services were closed, complicating the return to work for many mothers. The health experts are recommending that school open for in-person learning. This has caused a real toll on teachers and school systems. Like other parts of the workforce, teachers are leaving the profession in alarming numbers.

Migrations

Between the destabilization of the pandemic and climate change, there will likely be migrations of people to less vulnerable areas. The Midwest may be a target location. The Midwest has an abundance of food production and processing abilities, a relative abundance of fresh water, and a relative abundance of energy resources including clean energy production.

Future preparedness

A new focus for Emergency Services and Public Health agencies will be future pandemic preparations. Education, staffing, testing, tracing and isolation preparations will be ramped-up. Inventories of emergency personal protection gear and equipment will be a higher priority than in the pre-pandemic era. New vaccines and boosters will become part of everyday life. Reporting systems will likely be required with greater cooperation world-wide.

Conclusion: While vaccinations, boosters and treatments are developing and being delivered to the population, new waves of infection continue almost two years into the pandemic. It’s impossible to predict how much longer the crisis will last. Recovery is underway to the extent possible but there is no question instability, inflation, supply chains and employee shortages will continue into the near term.

III. INFLUENCERS

“Throughout America’s history people have been in motion, by choice and by necessity, for reasons good and bad.” **James and Deborah Fallows, “Our Towns: A 100,000 Mile Journey into the Heartland of America,” 2018, Pantheon Book**

Influencers are things that will likely drive or direct how change will occur during the 20-year planning period horizon. These can be categorized as the “known unknowns” that can be utilized to define expectations for the near future. They include the following keys:

- Coronavirus pandemic & recovery
- Population
 - Birth rate reduction
 - COVID baby boom, or dip and recovery
 - Aging population, elder care
 - Future worker shortage
- Food production and processing
 - Keeping up with technology
- Workforce development
 - Training and skills development
- Consumer demand
 - Changing habits
- Technology development
 - Cheaper, better faster
- Extreme climate events
 - Derecho recovery and reforestation effort
 - Coastal migrations: fires, flooding, hurricanes, and droughts
- Clean energy
 - Renewable Fuel Standards
 - Wind energy conversion systems
 - Solar energy conversion systems
 - Biofuels development
 - Electrification of vehicles
 - Hydrogen, CNG, LNG and other alternative fuels
 - Federal funding or tax support
- Fresh, clean water resources

IV. Envisioning Jones County - 2040

Jones County

The County's role in land use management in unincorporated Jones County is to buffer the agricultural operations from intrusion by incompatible uses while allowing a reasonable amount of opportunity in properly assigned zoning districts for compatible rural style development for residential, commercial, and industrial uses. Jones County encourages the principles of diversity, social equity, environmental sensitivity, and the development of renewable energy needs.

Eastern Iowa Council of Governments (ECICOG) (2019)

Regional Vision

In 2040, Jones County will achieve sustainable and equitable prosperity in Iowa.

By supporting a diverse, entrepreneurial economy, enabling residents, and fostering local businesses, and creating a vibrant, healthy environment, we will create diversity, education, mobility, and resilience within the planning area.

ECICOG is currently undertaking a program called "Envisioning ECI (East Central Iowa) Project" with FutureIQ as their consultant. We have been a participant in their process.

V. GOALS AND OBJECTIVES

“RESILIENCE: the ability to adapt to change.” **Webster’s dictionary**

Agricultural

Goals, Objectives and Strategies

Aspiration

“Governments and communities have continued to struggle with demands for the use of high-quality agricultural land...climate change will have impacts on agricultural land and productivity around the world, underscoring the need to meet future demand for food, fiber and energy. There is also the renewed interest in local food, healthy eating, rural resilience, and the contributions of agriculture to local economic and social development.” “Farmland Preservation: Land for Future Generations,” Wayne J Caldwell, Stew Hilts and Bronwynne Wilton, University of Manitoba Press, (Second edition 2017)

Agricultural uses are by Iowa State Code exempt from most local regulations, and the State Legislature has a recent history of weakening local control over any agricultural land uses.

General Goals:

- ❖ Land use management must protect the sustainability of agriculture in the area. Matters relating soil, erosion, air quality, surface and subsurface water quality, climate change, environmental resources and habitat, and incompatible uses such as residential development and non-agricultural industrial-commercial uses must be considered.

Objectives:

- Agricultural uses are exempt from the most Zoning Ordinances.
- Require appropriate setbacks and buffering from incompatible uses.
- Provide for the expansion of technology for agricultural purposes including broadband service (5G), GPS, GIS and cellphone services.
- Discourage the sell-off of family farms to outside the area interests.
- Encourage the development of small Home Businesses and cottage industry.

- Adopt appropriate conservation practices to improve water and air quality
- Collaborate with the Jones County Soil and Water Conservation District (SWCD), USDA Soils Conservation Service and the Jones County Conservation Commission to adopt appropriate soil conservation practices preserve topsoil and improve air quality
- Encourage the development of diversity in small farm utilization and practices for fruits, meats, vegetables while promoting alternate methods of production.
- Embrace agricultural technological changes.
- Do not allow major residential development of 4 or more sub-lots – a Minor Subdivision- in Agricultural districts in any aliquot quarter-quarter.
- Encourage development of agricultural support services – tools, equipment, feed, seed, biofuels, equipment sales and services, etc.
- Support legislation that improves local control over planning and zoning, oppose centralization of zoning decisions at the State or Federal levels.

Economic Development

Goals, Objectives and Strategies

Aspiration

Economic development is going to be a driver of growth and diversification of Jones County after the COVID-19 pandemic and derecho damages destabilized workplaces. The near term is going to be dominated by the recovery of the destabilized workforce, workplace renovations, supply chain recoveries, online retail competition, community resilience, school resilience, and cultural program recovery.

Goal Statements

- ❖ Promote and allow appropriate commercial and industrial development to locate in the rural portion of the county at intersections of major transportation arterials only with appropriate access points through frontage roads, as well as in, adjacent to, or near urban areas.
- ❖ Pandemic Recovery – the COVID-19 pandemic and its variants have destabilized the economy and we must focus on the recovery to re-stabilize our communities, businesses, and institutions.
- ❖ Collaborate with Jones County Economic Development to provide land use areas for development opportunities.
- ❖ Identify compatible locations for new and expanding businesses.
- ❖ Housing – locate new diverse housing development consistent with demand.
- ❖ Attract agricultural support and supply businesses.

Objectives

Pandemic Recovery

- Recover jobs lost during the lockdown especially in the gig economy, restaurants and entertainment venues.

Workforce Stabilization

- Adapt to job mobility
- Adapt to changes in past work formats and innovations, such as remote work.

Housing

- Create more availability including diversity in home ownership, rentals, and eldercare.
- Build housing that is affordable and competitive in the region.

Agricultural Support

- Identify locations for agricultural support and supply businesses.

Infrastructure

- Improve critical infrastructure capacity
- Identify annexable perimeter properties near the cities and infrastructure.
- Do not allow new development into areas where adequate infrastructure is not already available.

Home Based Business

- Continue to support the creation of allowable home-based businesses.

Inflation forces

- Embrace rapidly changing development of technology including hardening of a reliable and expanding energy delivery systems, traffic and transportation, biotechnology, agritechnology
- Tourism
- Encourage and support the development of more tourism related businesses including campgrounds, entertainment venues, ag experience, etc.

RECREATION, NATURAL and CULTURAL RESOURCES

Goals, Objectives and Strategies

Aspiration

Improve, preserve and protect Jones County's recreational, natural and cultural resources for current and future generations. This would include the enhancement and protection of parks, camping, RV parks, trails, preserves, woodlands and forested areas, wildlife habitat, historic and other public areas and event and entertainment venues.

Recreation

Goal Statement

- ❖ Plan, create, upgrade and add to Jones County's recreational opportunities. This would include trails, RV and camping facilities, neighborhood play areas, etc.

Objectives

- Identify locations in a Future Land Use Plan for parks, recreation, trails and preserves.
- Collaborate with the local school districts to expand utilization of their sports and recreation facilities.
- Identify potential locations for camping and recreation vehicle parks.
- Identify locations for off-road trails and preservation of rights-of-way.
- Encourage the appropriate development of public and private hunting and fishing opportunities.
- Encourage the continued development of public access points along the rivers.
- Encourage the pursuit of State, Federal and private sources of grant funding.

NATURAL RESOURCES

Goals, Objectives and Strategies

Goal Statement

- ❖ Identify and protect natural resources in Jones County. These would include water and air quality, soil preservation, woodlands, viewsheds, flood plains, wetlands and wildlife habitats, prairies and mineral extraction areas.

Objectives

- Create adequate zoning setbacks around natural resource areas to prevent conflicts.
- Create adequate buffer zones around critical resource areas such as flood plains, wetlands and wildlife habitats.
- Protect ground and surface water quality from waste disposal, aquifer drawdown, erosion, polluted runoff and other threats to quality.
- Preserve and protect woodlands from clear cutting, excess deadfall and promote reforestation.

CULTURAL RESOURCES

Goal Statement

- ❖ Identify, preserve, and protect Jones County's cultural resources. These would include historic structure, museums, arts and entertainment venues, events venues and unique facilities like Camp Courageous.

Objectives

- Support Historic Preservation of valuable structures.
- Support local museums.
- Locate new arts and entertainment uses and protect existing venues from conflicting uses by requiring appropriate setbacks.
- Protect event venues from appropriate conflicting uses.
- Collaborate with organizations such as Camp Courageous, the Greater Jones County Fair, Pumpkin Fest, etc. with future development.

Housing

Goals, Objectives and Strategies

Aspiration

Housing is a critical asset of every community. A diversity of housing is necessary to attract a diverse population to live, work and play in the area. Residential development and agriculture are not necessarily compatible uses, so judicious planning is needed to locate residential uses compatibly in an agriculturally focused community.

General Goals:

- ❖ Conduct a Housing Needs Assessment Study within the next 2 years.
- ❖ Provide for orderly rural residential growth near the incorporated cities with available infrastructure capacity.
- ❖ Define the boundaries and availability of developable property in the unincorporated “villages,” such as Fairview and Langworthy.
- ❖ Encourage development of a diversity of housing types, especially rental and eldercare facilities.

Objectives:

- Focus development away from active agricultural land.
- Seek available grant funding for a Housing Needs Assessment study.
- Conduct a Housing Needs Assessment study.
- Continue to enforce the cleanup of blighted properties and encourage demolition of dilapidated and unsafe structures.
- Do not approve major subdivision development on active agricultural and timber lands.
- Continue to review and update zoning and subdivision ordinances, as needed.

Land Use Management

Goals, Objectives and Strategies

Aspiration

This effort is all about the appropriate management of land use in Jones County. The overall principles of land use management are compatibility, sustainability, community character and the environment. Undeniably, Jones County is primarily an agricultural community, and that dominates the direction of land use. The 5% non-agricultural use areas, offering schools and services, are in the three population centers of Anamosa, Monticello, Wyoming, Olin and part of Cascade. There are a half-dozen other smaller incorporated communities and ten unincorporated “villages.” The first two tiers have public services like public sewers, water, storm water and other “urban” type services. The villages typically have limited services. Outside of these communities uses depend upon well supplies and on-site wastewater systems. Managing development beyond these communities is the primary mission of this plan. Defining land use compatibility and protecting environmental sensitivities while maintaining the character of each community is the standard that must be met.

Jones County has an Official Map, the Zoning Map, in place. It was updated in detail within the last 4 years.

Goals

- ❖ Preserve and protect the scenic, pastoral and natural character of Jones County by managing and directing development into appropriate areas:
 - Agricultural land and operations
 - Environmentally sensitive land, and,
 - Existing compatible “grandfathered” land uses.
- ❖ Concentrate residential, commercial and industrial uses in or near the available public services, particularly water, wastewater, stormwater management, and related utilities.
- ❖ Promote diversity in housing and neighborhoods and support underserved populations such as low income and the elderly.
- ❖ Promote good community design standards such as walkability, accessibility

Objectives

- Encourage future development within and near existing cities, away from agriculturally zoned areas, environmentally sensitive land and incompatible uses
- Make decisions on the development of land relative to the use's impacts on existing and future infrastructure (including transportation), educational facilities, and natural resources
- Evaluate development in unincorporated communities based on its compatibility with surrounding uses and availability of suitable infrastructure.

- Maintain, manage, and improve the county's transportation network.
- Ensure public's safety and welfare in all future development and redevelopment projects.
- Perform a Housing Needs Assessment Study to determine the demand, need and locations for new development.
- Limit development in areas inaccessible to public water and wastewater treatment and the concentration of well and on-site systems.
- Utilize the Jones County Soil Study and the up-to-date Geographical Information System (GIS) to determine suitable sites for various types of development.
- Identify areas for potential annexation.
- Encourage use of conservation site design – concentrating uses while providing desirable open-spaces - for residential, commercial Planned Mixed-Use developments.
- Prepare Sector Plans – detailed design level plans - for development of areas in the Mixed-Use development areas near Anamosa, Cascade, Monticello and Langworthy. These provide an indirect benefit of attracting interested developers.
- Continue to reduce nuisance and blight conditions.
- Evaluate the potential for development adjacent to the existing “villages.”
- Monitor and prepare for the sustainability of the small, incorporated cities and potential dissolution into the County.

Natural Hazards

Goals, Objectives and Strategies

Aspiration

The role of land use administration in natural hazard programming is to be aware of the multi-jurisdictional plan and updates, avoiding development in high-risk hazard areas, and collaboration with those responsible for disaster planning and response.

In a recent report on “Planning for Rural Resilience,” from the University of Manitoba, the report summarized the key issues as:

- Resilience: disaster preparedness and response; adapting to change.
- Redundancy – systems designed with multiple nodes to ensure that failure of one component does not cause the entire system to fail.
- Diversity – multiple components or nodes versus a central node, to protect against a site-specific threat.
- Efficiency – positive ration of energy supplied to energy delivered by a dynamic system.
- Autonomy – capability to operate independent of outside control.
- Strength – power to resist a hazard force or attack.
- Interdependence – integrated system components to support each other.
- Adaptability – capacity to learn from experience and flexibility to change; and Collaboration – multiple opportunities and incentives for broad stakeholder participation

Based on the multi-jurisdictional goals and measures identified in the plan the following goals, objectives and strategies were developed.

Goals

- ❖ The goal of Jones County EMA is to save lives and protect property by developing programs and emergency capabilities that mitigate, prepare for, respond to, and recover from any disaster or emergency.
- ❖ Land Use Administration plans and ordinances must minimize risks and impacts identified as potential threats to Jones County

OBJECTIVES

- Carry out identified mitigation measures by completing action steps from the multi-jurisdictional plan.
- Coordinate application review with the Director of the Jones County Emergency Management Agency and Jones County Public Health and Environmental Services.
- Discourage public transportation access to floodplain areas as defined in the Flood Plain Ordinance.
- Discourage development within natural and environmentally sensitive areas of the County, including flood plains, regulated wetlands, steep slopes, and drainage ways.
- Require minimum setbacks from occupied zoning districts for hazardous material storage facilities.

Administration

Goals, Objectives and Strategies

Aspiration

Land use administration is all about customer service. There are many customers including: landowners, realtors, developers, builders and contractors, County Departments, the Planning and Zoning Commission, Board of Adjustment, and the Board of Supervisors among the most frequent contacts. The Administrator is the public face providing services that include interpreting the Zoning Ordinance, Subdivision Ordinance, the Official Map, and other land use related documents.

Goals

- ❖ Promote collaboration between all private and public parties during planning and regulation creation.
- ❖ Promote transparency, efficiency, and consistent outcomes in all planning endeavors.
- ❖ Encourage and utilize public participation during the creation or revision of planning regulations.
- ❖ Increase joint planning and decision-making with municipalities within the County.
- ❖ Promote clean and renewable energy use and increased energy efficiency in compliance with Jones County ordinances.

Objectives

- Keep the Planning & Zoning Commission and Board of Adjustment aware of latest developments in Federal and State laws and regulations.
- Be aware of Case Law changes and recent precedents and communicate these to the boards.
- Periodically update, add, delete, or modify ordinances, forms, fees,
- Periodically update the Official Map and Future Land Use Map.

- Perform coordinated reviews with related County Departments: Public Health, County Engineer, Conservation, Soil Conservation, Emergency Management, E911, IDNR, and others.
- Continue active participation in the statewide County Zoning Officials (CoZO) group.
- Administer “Zoom” meetings to encourage participation.
- Enforce the ordinances and codes, and report violations to the Board of Supervisors.
- Identify and recruit potential members to the Planning & Zoning Commission and Board of Adjustment.

VI. FUTURE LAND USE PLANS

“Future land uses, and their density are shown on a future land use map. The land use allocations shown on the map must be supported by land use projections linked to population and economic forecasts for the surrounding region and a regional plan, if one exists. Such coordination ensures that the plan is realistic. The assumptions used in the land use forecasts typically in terms of density, intensity, other standards or ratios, or other special requirements or physical determinants, are a fundamental part of the land use element. This element must also show lands that have development constraints, such as natural hazards.”

“Planning and Urban Design Standards,” APA (2007)

SCENARIO PLANNING

Over the past 60 years, the population of Jones County has fluctuated around 20,100 varying up or down by about 500 people. The past 10 years have been flat. Is this the scenario we should focus on, the Status Quo; or, should we be looking at a Doomsday scenario where we experience a population decline over 500 people; or, should we be favoring the ever optimistic Prosperity scenario where events cause the County to grow substantially.

Actually, we should be preparing for all of these scenarios.

PROCESS

The basis for developing a future land use plan lies in examining existing conditions. Fortunately, Jones County has a well-developed Geographic Information System (GIS). The mapping available provides most of the information needed to make informed decisions on potential development areas short of a detailed on-site engineering study. Availability of infrastructure capacity is critical to identifying potential sites.

Those sites occur mostly around the incorporated cities, with the exceptions of Center Junction, a former city, and Fairview, which have public water and sewage collection and disposal systems.

Next, we identify the areas limited by physical features such as steep slopes, shallow bedrock, flood plains and other features listed below. Once potential sites are identified, we start to examine their level of potential. All sites are not created equal. Size, shape, access, etc. are examined.

Finally, how do the sites “fit” within the neighborhood? Compatibility is a key concern. Does the site fit the current zoning requirements?

LAYERS

1. Existing land use and Features

- Infrastructure – public water, wastewater, access to primary transportation, etc.
- Suitability – soils - buildable, slopes >10%, on-site waste management septic systems, wells, drainage, woodlands, shallow bedrock, etc.
- Hazard Areas – flood plains, wetlands, landslides, erodible soils, etc.
- Compatibility – adjacent uses, paved roads, access, utilities, etc.
- Viewsheds
- Setbacks – CAFOs, extraction areas, kennels, wind energy systems, solar energy systems, towers, etc.
- Existing and future land use plans of incorporated areas
- ½ Mile to paved road limits in Residential Districts
- Active agriculture, composite CSR > 65
- Other identifiable unique constraints

2. CONCEPT PLAN DEVELOPMENT

The most significant component of this review is the development of the Future Land Use Plan. This is not a rezoning effort. This is an effort to identify the areas that are most suitable for future development and gentrification. Our concentration is in and around the previously developed areas, primarily the cities and “villages.”

Following is a description of the categories of development potential identified:

Agricultural: active and passive agricultural use with high value for row crops, CAFOs, pastureland, timber, etc.

Level I (LI) Uses: Intense mixed-use development for residential, commercial and industrial uses. Various public uses would be permissible. Potential for annexation.

Level II (L2) Uses: Moderate intensity rural development, low density residential, neighborhood commercial, some public uses. Low demand for infrastructure development.

Level III (L3) Uses: Low Intensity rural development, very low density residential. Marginal affordability. May be subject to difficult grading, road construction, stable slopes, erodible soils, shallow bedrock, shallow high-water tables, etc.

Commercial – Industrial uses: standalone near existing commercial – industrial uses

Commercial uses: especially near or adjacent to existing commercial uses.

Public uses: existing public land

Flood Plains: 500-year interval flood risk. No public access. Structures conform to Federal, State and local codes.

½ Mile to Pavement areas: the Subdivision Ordinance requires that developments that are more than a ½ mile to a paved road require that a paved road be developed to access the development.

These are not “zoning” requirements but rather guidance to the Administrator, Planning & Zoning Commission, Board of Adjustment, and potential developers regarding the expected capability of the areas.

The next level of investigation is to breakdown these areas to Sector Plans that actually look at design development potential. That is beyond the scope of this review

1. Future Land Use maps

Cascade (Partial) – Richland + Washington Twps

A small part (145 acres) of the City of Cascade lies within Jones County. Five aliquot Sections were zoned residential in the County along the Cascade/Dubuque County southern border. One small piece (22 acres) is zoned commercial at the Lammers property. Two parcels were zoned agricultural by request. And, about 280 acres are in the Five-Hundred-year flood plain. The soils run from fair to very good for agriculture. The current zoning could support upward of 1500 people at full development, while most of the growth in the area is to the north and east. We recommend returning about 1280 acres back to Agriculture. Approximately 420 acres along and near Rt 136 would remain designated for development most likely residential. That would reduce the potential to about 500 people. All or part of the developable area could be annexed by Cascade.



JONES COUNTY, IOWA
 Cascade Area
 (Jones Co Portion Only)

Date: 6/7/2022

This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Jones County or its employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

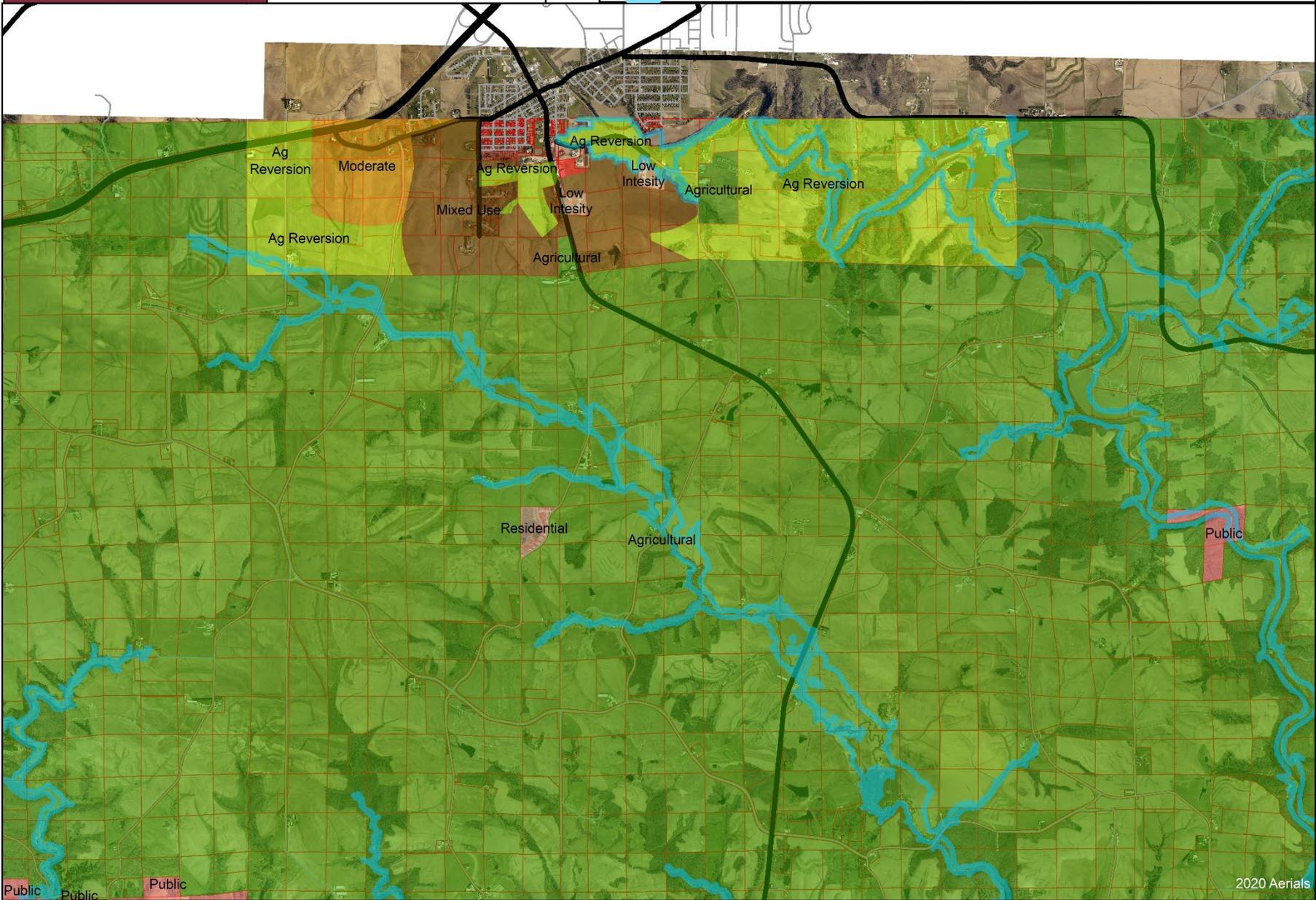
This map was produced from data maintained in the Jones County Geographic Information System. For further information regarding maps, data sources or the availability of GIS products and services, please contact Jones County GIS at: gis@jonescountyiowa.gov or (319) 462-5303.

SCALE
 1:50,328

- Paved Roads
- Quarries
- Parcels
- Zone AE Flood Zone Hazard Area
- Zone A Flood Hazard Area

LEGEND

Zone AE Flood Zone Hazard Area	Residential	L3 - Low Intesity	Highway Commercial
Ag Reversion	L1 - Mixed Use	Commercial	Public
Agricultural	L2 - Moderate	Commercial - Industrial	Heavy Industry
		0	9,000 Feet
		2,250	4,500



2020 Aerials

Monticello – Lovell Twp

The area around the City of Monticello is like finishing an incomplete puzzle. Approximately 5850 acres around the City are zoned primarily residential with a few pieces of commercial property and a quarry. The first significant issue is the Five Hundred Year flood plain of the Maquoketa River, Kitty Creek, and its tributaries and the second is some areas west and east of the City with excessive steep slopes. Our major recommendation is to return about 2760 acres to Agricultural. Next is to designate about 920 acres along Old Business 151 north and D-62 to the west to moderate intensity development, most likely residential. Then, three areas of Mixed-use development along Old Business Hwy 151 south, off Rt 38 and Hwy 151 near the airport and near the commercial development along Rt 38 north. Some of the mixed-use area could be annexed to the City.



JONES COUNTY, IOWA

Comprehensive Plan
Lovell Area

Date: 6/7/2022

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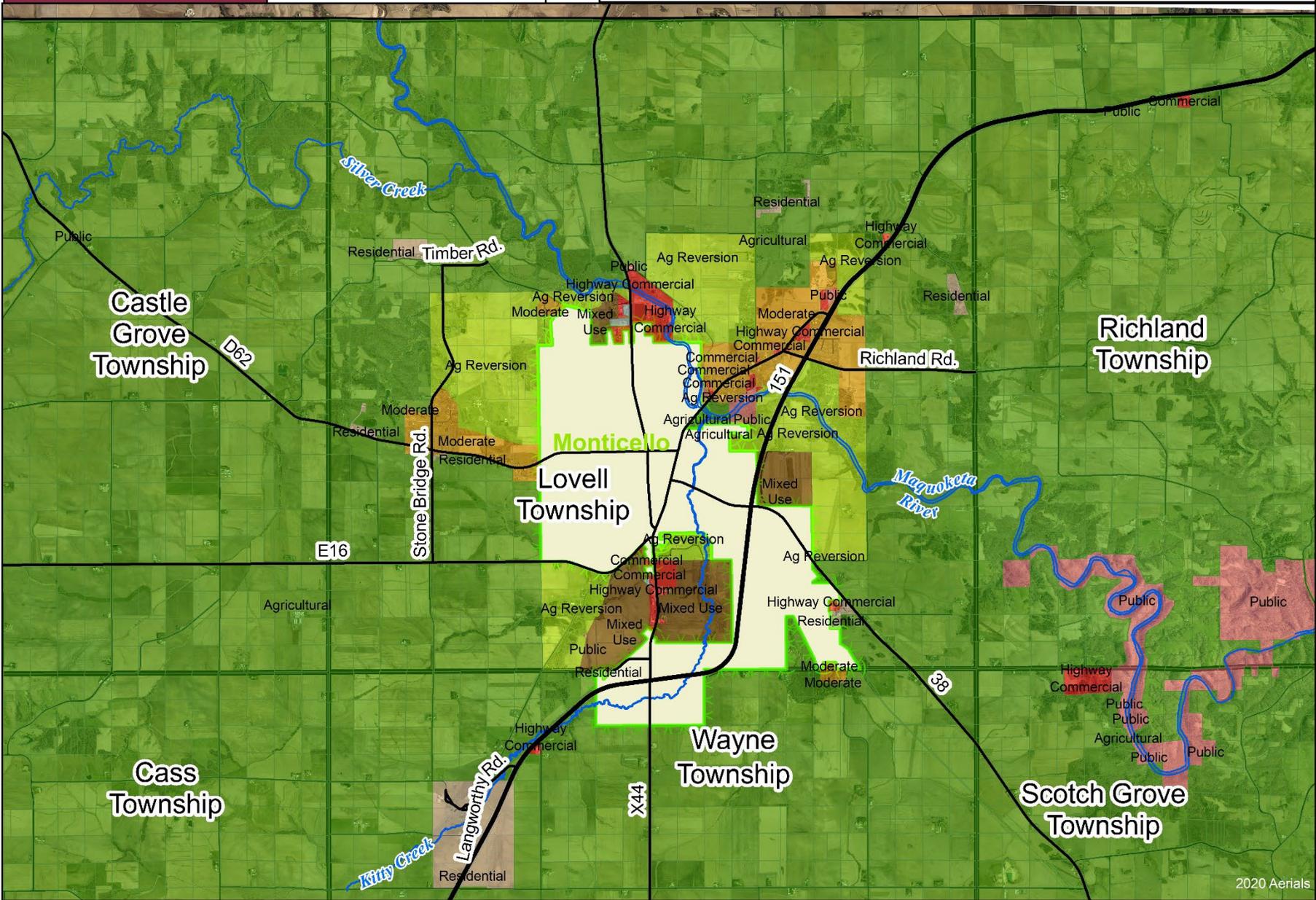


- Paved Roads
- Critical Resource Water
- ▨ 100 Year Flood Zone
- ▨ 500 Year Flood Zone
- ▭ Township

LEGEND

Ag Reversion	L1 - Mixed Use	Commercial	Public
Agricultural	L2 - Moderate	Commercial - Industrial	Heavy Industry
Residential	L3 - Low Intesity	Highway Commercial	Industry

0 3,250 6,500 13,000 Feet



2020 Aerials

Anamosa – Cass + Fairview + Jackson Twps

The largest and most complex area of zoning in Jones County is about 15,000 acres around the City of Anamosa. The zoning is primarily Residential with a few small areas of Commercial and 4 areas of State land including Wapsipinicon State Park. This could support about 6100 people at full development. We have identified 2 areas of potential intense mixed use development: the area near the intersection of Hwy 151 and Rt. 1/E-34 in Fairview and an area east of the City running between Rt 64 to Hwy 151 north of 130th St. This map returns about 1280 acres of land to Agricultural. There is some potential for moderate intensity development, primarily Residential, between Hwy 151 to the south and Ridge Rd. to the north. There are two areas in that area where new paved roads would need to be constructed to meet the ½ mile limit to a paved road requirement. There are two areas that may have some potential for low intensity development due to steep slopes and karst soils.



JONES COUNTY, IOWA
Comprehensive Plan
Anamosa Area
Date: 6/7/2022

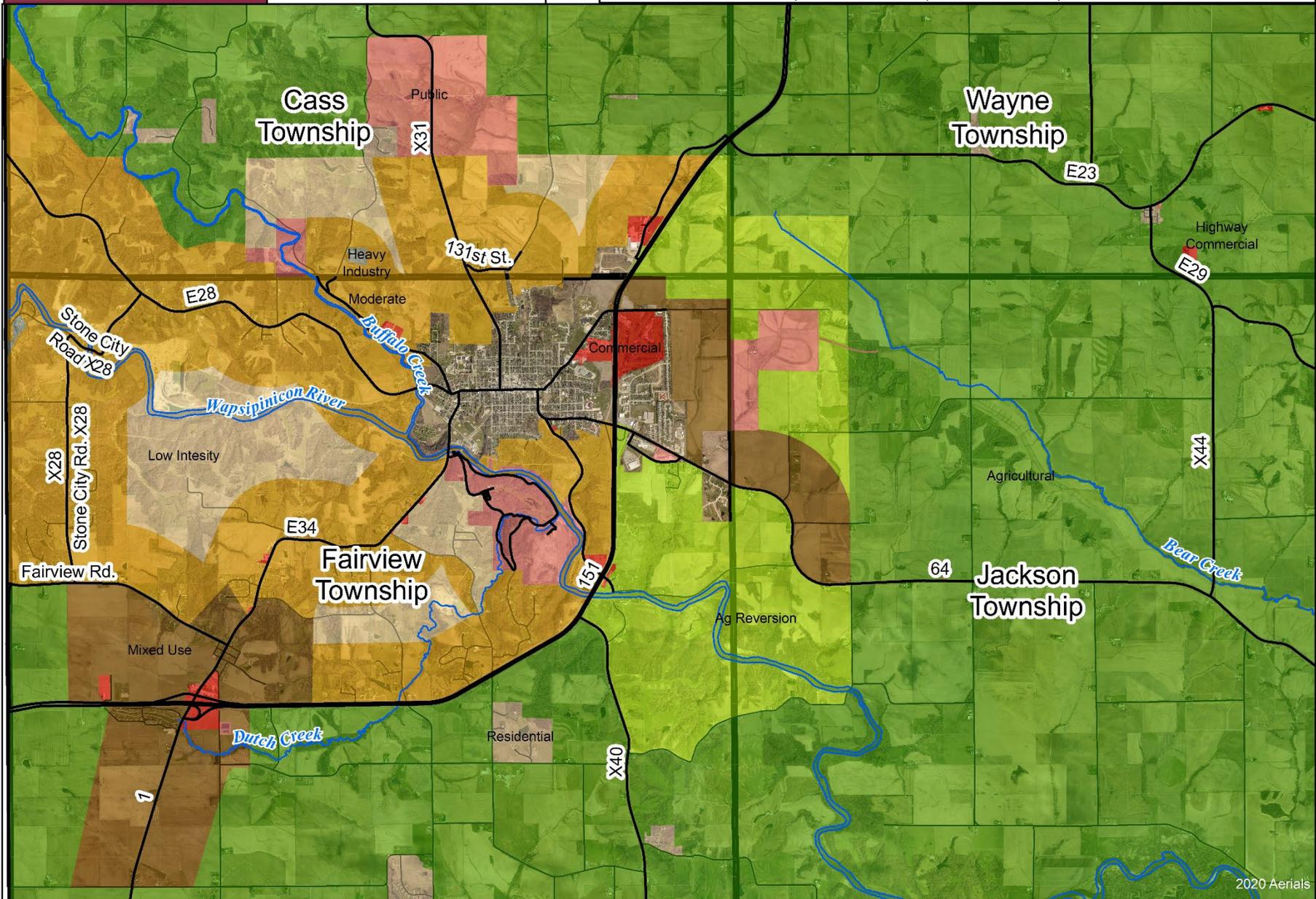
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LEGEND

Paved Roads	Ag Reversion	L2 - Moderate	Highway Commercial
Critical Resource Water	Agricultural	L3 - Low Intensity	Public
Parcels	Residential	Commercial	Heavy Industry
Township	L1 - Mixed Use 2,875	Commercial - Industrial	Industry
	5,750	11,500 Feet	



2020 Aerials

Incorporated Villages (Smaller Cities)

Martelle – Greenfield Twp (S+W+FD)

The areas around the City of Martelle are mostly active productive agriculture on the North, South and East and should be protected. The Western border is adjacent to Linn County.



JONES COUNTY, IOWA
Comprehensive Plan
Martelle Area

Date: 6/7/2022

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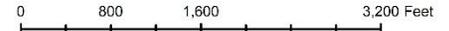


- Paved Roads
- Critical Resource Water
- Parcels
- 100 Year Flood Zone

- Township
- R - Residential

LEGEND

- C1 - Commerical
- C2 - Highway Commerical
- A - Agricultural
- I1 - Industry
- I2 - Heavy Industry
- P - Public



Morley -Rome Twp (W+FD)

The areas around the City of Morley are dominated by the flood plain of Walnut Creek on part of the North, South and West sides. The remaining area is productive active agriculture and should be protected.



JONES COUNTY, IOWA
Comprehensive Map
Morley Area

Date: 6/7/2022

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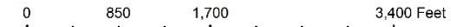


SCALE
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- Paved Roads
- Critical Resource Water
- Parcels
- 100 Year Flood Zone

- 500 Year Flood Zone
- Township
- R - Residential

- LEGEND
- C1 - Commerical
 - C2 - Highway Commerical
 - A - Agricultural
 - I1 - Industry
 - I2 - Heavy Industry
 - P - Public



2020 Aerials

Olin Rome Twp (S+W+FD)

The area around the City of Olin is dominated by a flood plain of the Wapsi on the north, east and half of the west side. The available areas for potential development are in productive active agriculture and should be protected.



JONES COUNTY, IOWA

Anamosa Corp &
Fairview Township

Date: 6/7/2022

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N
SCALE
1:27,073



Paved Roads



100 Year Flood Zone



Township

LEGEND

R - Residential

C1 - Commercial

C2 - Highway Commercial

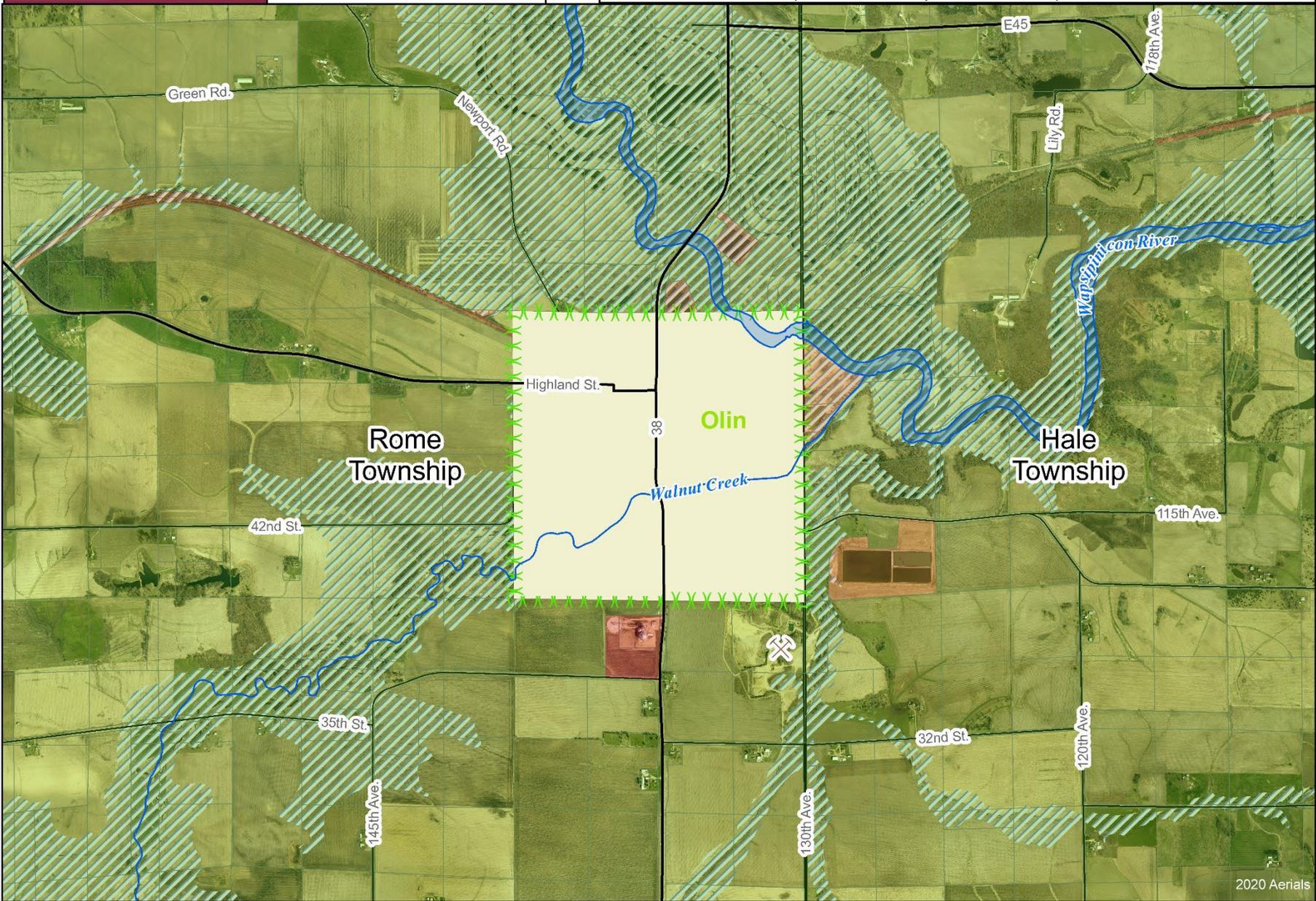
A - Agricultural

I1 - Industry

I2 - Heavy Industry

P - Public

0 1,200 2,400 4,800 Feet



2020 Aerials

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JONES COUNTY, IOWA
 Comprehensive Plan
 Wyoming Area
 Date: 6/7/2022

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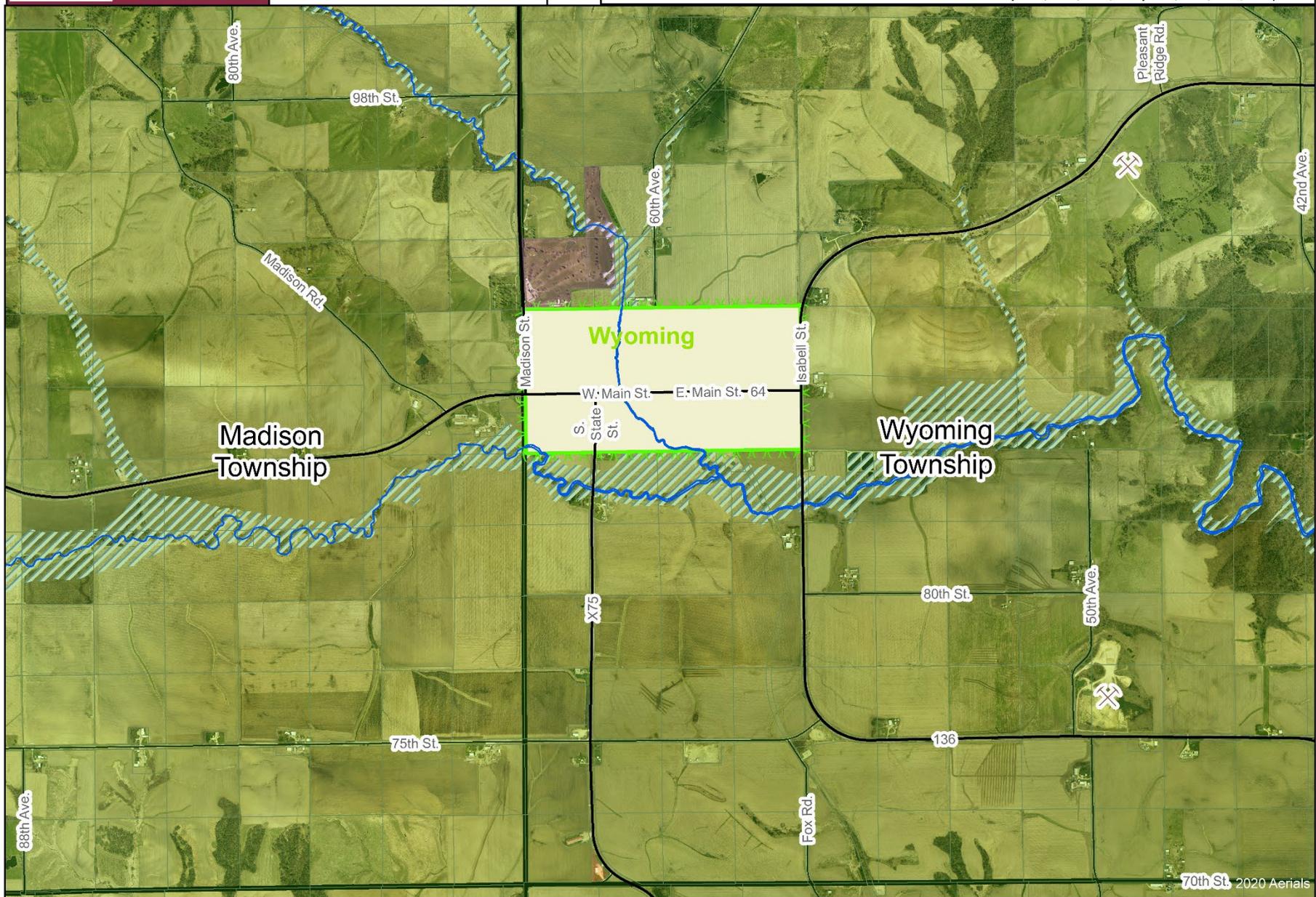
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SCALE
 1:27,018

LEGEND

Quarries	Parcels	Township	C2 - Highway Commercial	I2 - Heavy Industry
Paved Roads	100 Year Flood Zone	R - Residential	A - Agricultural	P - Public
Critical Resource Water	500 Year Flood Zone	C1 - Commercial	I1 - Industry	

0 1,200 2,400 4,800 Feet



Onslow Madison + Wyoming Twp (S+FD)

The area around the City of Onslow is predominately productive active agriculture and should be protected.

Oxford Junction Oxford Twp(S+W+FD) The area around the City of Oxford Junction is dominated by a flood plain of the Wapsipinicon River and Walnut Creek. Any potentially developable land to the north is currently in active agricultural production which we wish to protect.

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JONES COUNTY, IOWA
 Comprehensive Plan
 Wyoming Area
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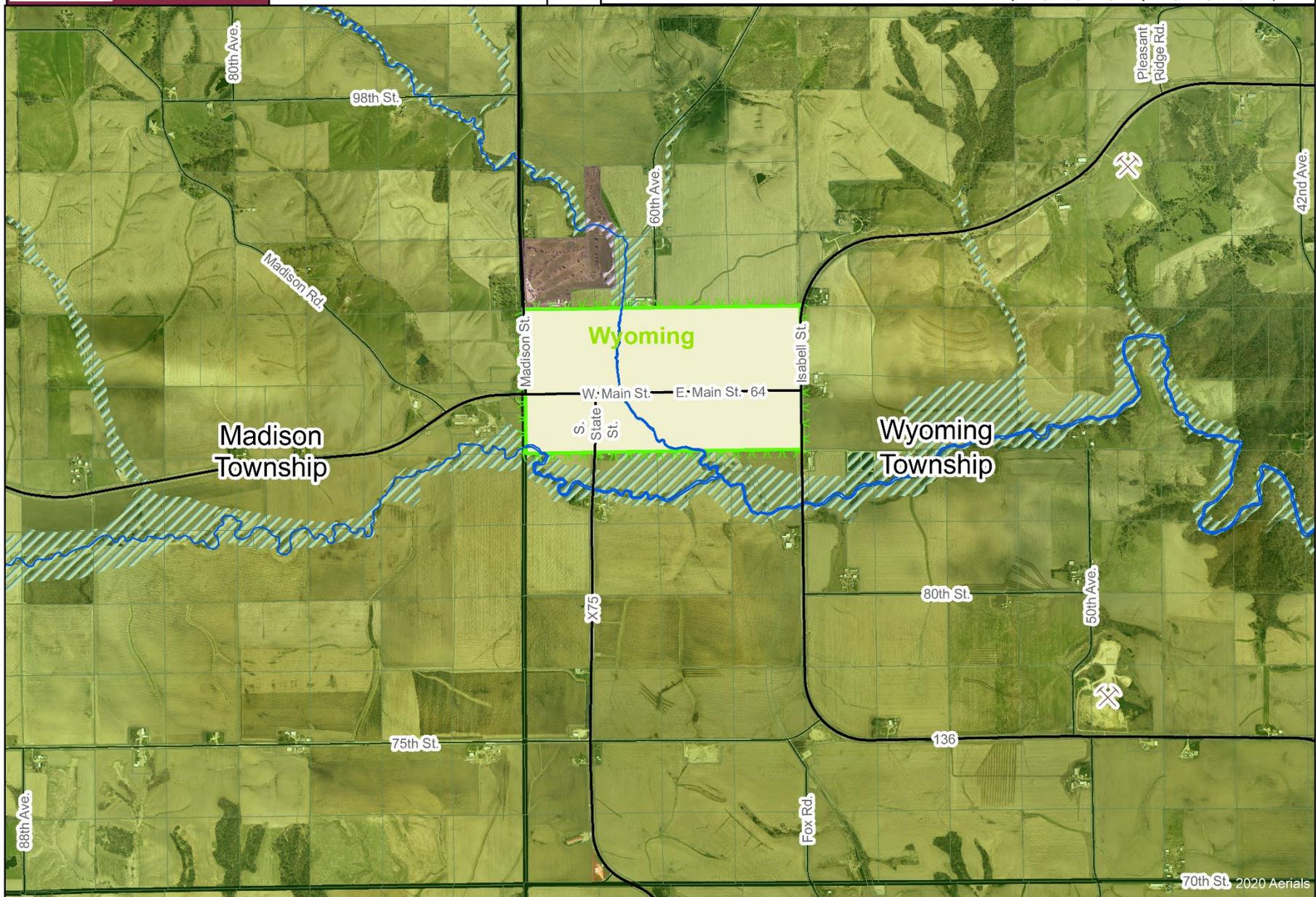
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N
 SCALE
 1:27,018

LEGEND

Quarries	Parcels	Township	C2 - Highway Commercial	I2 - Heavy Industry
Paved Roads	100 Year Flood Zone	R - Residential	A - Agricultural	P - Public
Critical Resource Water	500 Year Flood Zone	C1 - Commercial	I1 - Industry	

0 1,200 2,400 4,800 Feet



Wyoming, Wyoming Twp(S+W+FD)

At the present time the City of Wyoming is updating its Comprehensive Plan. Of note, they may be looking to annex some land along Rt. 64 heading north and east out of the City for a potential travel plaza. The area south of the City is in a flood plain. The land west of Rt 136 (Madison St) is heavily contoured and would be expensive to develop. North along Rt 136 is Little Bear Golf Club. The remaining land north and to the east of the City is productive active agricultural land and should be protected.



JONES COUNTY, IOWA
Comprehensive Plan
Wyoming Area
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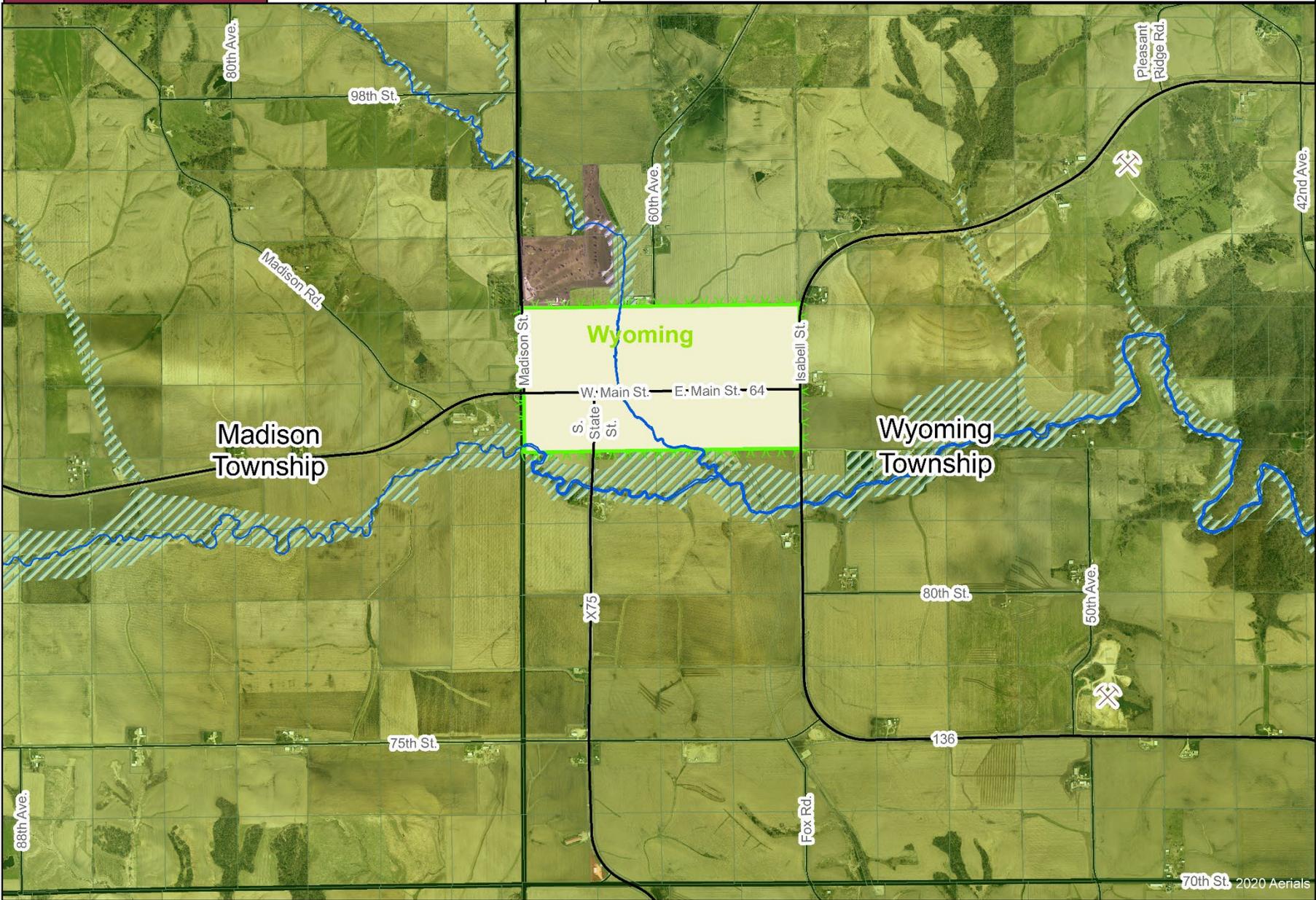
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SCALE
 1:27,018

LEGEND

Quarries	Parcels	Township	C2 - Highway Commercial	I2 - Heavy Industry
Paved Roads	100 Year Flood Zone	R - Residential	A - Agricultural	P - Public
Critical Resource Water	500 Year Flood Zone	C1 - Commercial	I1 - Industry	

0 1,200 2,400 4,800 Feet



“Unincorporated Villages” (Platted)

Center Junction, Madison Twp (S+W+FD)

Center Junction is a former incorporated city and was recently unincorporated and merged into Jones County unincorporated land. There is a public water and sewer system. The former City was rezoned by use when it became part of the County jurisdiction. While utilities are available the boundary land is engaged in productive active agriculture and should be protected.

Fairview, Fairview Twp (S)

Fairview is an unincorporated “village” in Fairview Township and has experienced a fair amount of rural residential growth. It has an active wastewater system. The area near Hwy 151 is experiencing a fair amount of replacement and reuse. The Hwy 151 and Rt 1-E-34 intersection is the busiest interchange in Jones County. While surrounded by productive active agriculture, we strongly urge that this area be studied both North and South of Hwy 151 as a Sector Plan with potential multiple uses.

Langworthy, Wayne Twp

Langworthy is a “platted village” that was never developed. Its configuration creates a natural interchange with Hwy 151. Although primarily in productive active agriculture, we recommend it be studied further for potential stand-alone development. Kitty Creek is a risky flood prone area that must be addressed in any new development.



JONES COUNTY, IOWA
Comprehensive Plan
Langworthy Area
 Date: 6/27/2022

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LEGEND

	Paved Roads		500 Year Flood Zone		C1 - Commercial		I1 - Industry
	Critical Resource Water		Township		C2 - Highway Commercial		I2 - Heavy Industry
	Parcels		R - Residential		A - Agricultural		P - Public
	100 Year Flood Zone						

0 1,250 2,500 5,000 Feet



Scotch Grove Scotch Grove Twp

Scotch Grove is a small stand-alone community of mixed uses at the intersection of Rt 38 and E-17. There is no public infrastructure. It is primarily strip development. The community is surrounded by productive active agriculture and should be protected.



JONES COUNTY, IOWA

Comprehensive Plan
Scotch Grove Area

Date: 6/27/2022

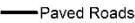
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Quarries



Paved Roads

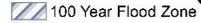


Critical Resource Water

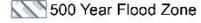
LEGEND



Parcels



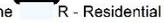
100 Year Flood Zone



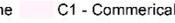
500 Year Flood Zone



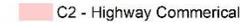
Township



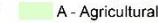
R - Residential



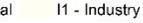
C1 - Commercial



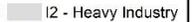
C2 - Highway Commercial



A - Agricultural



I1 - Industry



I2 - Heavy Industry



P - Public

0 1,200 2,400 4,800 Feet



2020 Aerials

PROPOSED FUTURE LAND USE GROSS ACREAGES

LAND USE CATAGORY	CURRENT ZONING	AGRICULTURAL RECOVERY	L-1 MIXED USE	L-2 MODERATE INTENSITY	L-3 LOW INTENSITY	COMMERCIAL INDUSTRIAL	QUARRY	FLOOD PLAIN	PUBLIC	Potential Additional Population
CITIES										
ANAMOSA	14,700	1280	2,120	3960	1,480	280	360	1080	520	6100
CASCADE	3,050	960	420	0	0	22	0	280	0	500
MONTICELLO	5,850	2760	640	920	0	170	50	1040	20	3700
MARTELLE										
MORLEY										
OLIN										
ONslow										
OXFORD JUNCTION										
WYOMING										
VILLAGES										
LANGWORTHY	480				478	1.94				
CENTER JUNCTION	55.7			36		13.5			6.22	
SCOTCH GROVE	18.34		11.51			6.83				
TOTAL	24,154	5000	3,192	4916	1,958	494.27	410	2400	546	10300

2. 2 Mile City limits (28E agreements)
There is some potential that the City of Wyoming may want to enter into a 28-E agreement for 2-mile extra-territorial land use review around the City.

3. Highway 151 – Stand Alone Development potential – Langworthy and Fairview
There is potential for some standalone commercial-industrial development along and near Hwy 151 at Fairview interchange and at Langworthy, which is a natural interchange and along Old Business Highway 151 south of Monticello.

IMPLEMENTATION – ACTION PLAN

“It’s OK to dream, but it is better to have a plan.” **Unknown**

Implementation strategies, initiatives and projects are the actions that move the Plan forward. This Plan focuses on the role of Land Use Administration, the Planning and Zoning Commission, Board of Adjustment and ultimately the Board of Supervisors on development in Jones County. Land use administration is tethered to many other agencies including Jones County Economic Development, the County Engineer, County Public Health, and other outside agencies. So, while the strategies will require collaboration and cooperation from others, it is the intention of Land Use Administration to stay in its own lane.

This Update Plan focuses on the Future Land Use Plan and its importance as a policy and decision-making tool.

It is important that the Planning and Zoning Commission examine any progress based the Plan in any passing year.

Ten years ahead, we are recommending a total municipal involvement at all levels for 2032. That will take some leadership as early as 2030 to organize and motivate the creation of a Planning Committee that addresses the needs and potential cities and unincorporated Jones County.

Plan Administration

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Update Subdivision Ordinance	❖					P&Z Board of Supervisors
Adopt a Future Land Use Plan	❖					Board of Supervisors
Monitor Population changes	❖					P&Z
Develop Sector Plans		❖				Consultant
Housing Needs Assessment		❖				Consultant
Seek funding for Housing Needs Assessment		❖				JCED P&Z

Prepare Sector Plans

Agriculture

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Protect prime land	❖					ALL
Collaborate with JCSWD/USDA-SCS	❖					P&Z
Coordinate application reviews	❖					LANDUSE ADMIN

Economic Development

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Collaborated with JCED	❖					P&Z
ID Compatible Commercial – Industrial development areas	❖					P&Z JCED
ID critical infrastructure needs	❖					P&Z ENGINEER
Housing Needs Assessment		❖				JCED P&Z
ID potential annexation areas	❖					P&Z SUPERVISORS

Transportation

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Monitor traffic counts	❖					IDOT
Monitor progress on Old Dubuque Rd extension		❖				ENGINEER
Monitor Five Year Road Plan	❖					ENGINEER
Monitor Landis Rd Bridge Replacement		❖				ENGINEER

Recreation, Natural and Cultural Resources

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Add to opportunities	❖					SUPERVISORS CONSERVATION
ID areas for addition campground facilities		❖				SUPERVISORS CONSERVATION
ID potential routes for trails in new developments	❖					SUPERVISORS CONSERVATION
ID areas for parks and recreation development	❖					SUPERVISORS CONSERVATION
Collaborate with County Conservation	❖					P&Z

Housing

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Housing Needs Assessment		❖				JCED
Encourage mixed use development	❖					JCED P&Z
Encourage housing diversity, especially eldercare and low income	❖					P&Z
Enforce property blight reduction	❖					LANDUSE ADMIN
Encourage conservation style development	❖					P&z

Natural Hazards

Action	Ongoing	5 years	10 years	20 years	Funding	Leadership
Collaborate with JCEMA	❖					EMA
Mitigate development in Hazard areas	❖					P&Z EMA

VIII. IOWA SMART PLANNING

The Iowa Smart Planning Act was enacted in April of 2010. The legislation provided for three components:

1. Articulate Iowa Smart Planning Principles
2. Provide Comprehensive Planning guidance
3. Create the Iowa Smart Planning Task Force

Matrix of Smart Planning Principles

Principles	Brief Description
Collaboration	Acknowledgement's page; planning process discussion; administration background; administration goals.
Efficiency, Transparency and Consistency	Administration chapter, Implementation
Clean, Renewable and Efficient Energy	Land use zoning ordinance; administration chapter; influencers chapter
Occupational Diversity	Economic Development chapter; implementation schedule
Revitalization	future land use; implementation schedule
Housing Diversity	housing chapter; land use zoning ordinance; implementation schedule
Community Character	economic background; recreation, natural resources and agricultural protection; housing background; land use background; administration;
Natural Resources and Agricultural Protection	New housing development; recreation, natural resources; agricultural protection chapter; land use subdivision ordinance; land use goals; implementation schedule
Sustainable Design	zoning ordinance; subdivision ordinance; administration goals
Transportation Diversity	Parks and trail information; land use objectives

Matrix of Smart Planning Elements

Elements	Brief Description
Public Participation	community involvement; administration goals; outreach meetings
Local Characteristics	economic background; recreation, natural resources and agricultural protection; housing background; land use background; administration;
Land Use	Population projection; housing analysis; land use chapter; implementation schedule
Housing	Housing analysis; housing chapter; implementation schedule; Needs assessment study
Infrastructure	Population projection; new housing development; critical resource objectives; housing goals & objectives; land use objectives; implementation schedule
Transportation	Parks and trails, land use objectives; implementation schedule
Economic Development	Economic development chapter; implementation schedule
Agricultural and Natural Resources	recreation, natural resources, and agricultural protection; implementation schedule
Government Facilities	Administration goals, objectives, and strategies
Quality of Life	new housing development; parks and recreation; implementation schedule
Natural Hazards	Critical resource areas, land use objectives; natural hazard objectives; implementation schedule
Joint Planning Efforts	Planning process discussion; how to use this document; community involvement; land use objectives; administration background; administration goals, objectives, and strategies
Implementation	administration chapter; implementation

APPENDICES & RESOURCES

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